



Manners Gardens

Seaton Delaval

A superb sized period ground floor flat with no onward chain. Located on the popular Manners Gardens, close to newly operational train station, schools, shops and bus routes. Approximately a five, minute drive from the gorgeous Seaton Sluice beach and Dunes making this a wonderful location to live. This spacious ground floor flat boasts a fabulous front garden not directly overlooked, with access only to the first floor flat. Entrance hallway, lounge with feature bay window overlooking the garden, contemporary fitted kitchen with integrated appliances, (not tested), two large bedrooms, stylish bathroom with shower, gas radiator central heating system, double glazing

£80,000

ROOK
MATTHEWS
SAYER

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, under-stair cupboard, door to:

LOUNGE: (rear): 14'9 x 10'3, (4.50m x 3.12m), with measurements into alcoves, feature fireplace, storage cupboard, radiator, door to:



KITCHEN: (rear): 14'3 x 8'0, (4.34m x 2.44m), a stylish and contemporary range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob and cooker hood, (not tested), single drainer sink unit with mixer taps, radiator, two double glazed windows, combination boiler, (not tested), tiled floor, tiled splashbacks, recess which provides plumbing for automatic washing machine, double glazed door out to the rear yard, door to:

BATHROOM: 7'1 x 5'2, (2.16m x 1.57m), modern bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c., tiled floor, fully tiled walls, radiator, double glazed window



BEDROOM ONE: (front): 14'1 x 14'6, (4.29m x 4.42m), into alcoves and double, glazed feature bay window, radiator, overlooking the front garden

BEDROOM TWO: (rear): 10'2 x 11'5, (3.10m x 3.48m), radiator, double glazed window

EXTERNALLY: shared rear yard, large front garden with access only to the first floor

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

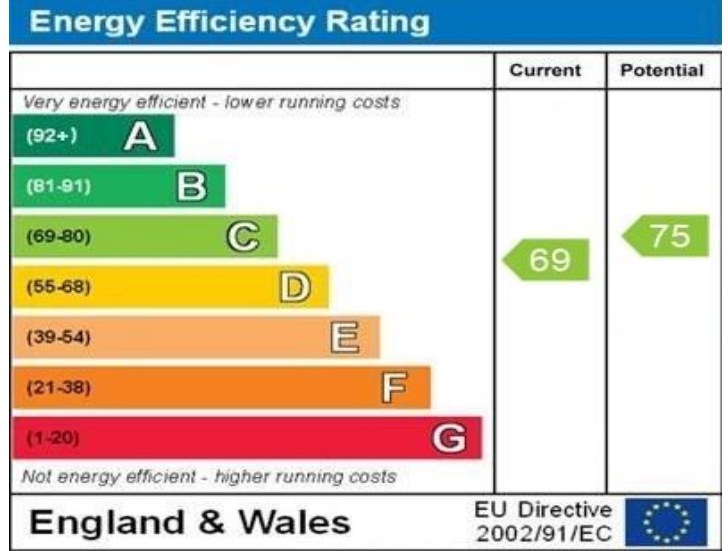
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 25/3/1983, Annual rent charge £2.25, and a second annual rent charge of £5.00 is payable in the event of a breach of covenant, peppercorn rent per annum throughout the term

COUNCIL TAX BAND: A

EPC RATING: C

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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