



Allenheads Seaton Delaval

With a value representing 75% ownership, this gorgeous, semi-detached bungalow is located within this superb, over 55s development, managed by Johnnie Johnson Homes. A serviced bungalow with a monthly cost of £63.64, which has the benefit of including building insurance, development maintenance and a mobile warden service providing peace of mind and security. Allenheads is quietly located in a cul-de-sac, just a short walk from local shops and bus routes, it also has the benefit of no onward chain. There is a delightful aspect to the rear of the property. The bungalow benefits from spacious room sizes, hallway, lounge with feature fireplace, modern dining kitchen, conservatory, two spacious bedrooms and a large, modern bathroom with shower. Private and enclosed, rear, low maintenance garden with side access to large front driveway, garden and garage. Gas radiator central heating system and double glazing. The property is Leasehold with 73 years remaining. The client is prepared to consider a new 123 year lease upon completion, subject to agreed price and contract. Further details available upon request

Representing 75% Ownership: £139,950

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ALLENHEADS

Seaton Delaval

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: radiator, loft access, we have been advised that the loft has pull down ladders and is half boarded for storage purposes, two large storage cupboards, door to:

LOUNGE: (rear): 14'2 x 11'5, (4.32m x 3.48m), a delightful, light and airy room opening to both the dining kitchen and conservatory, feature fireplace with modern electric fire, radiator, into:

CONSERVATORY: (rear): 9'1 x 7'8, (2.77m x 2.33m), with a fabulous rear aspect over the garden and fields, double glazed French door out to the garden, laminate flooring

DINING KITCHEN: (front): 11'5 x 8'3, (3.48m x 2.52m), plus additional recess, a fitted range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit with mixer taps, combination boiler, plumbed for automatic washing machine and dishwasher, tiled splashbacks, radiator, double glazed window



BEDROOM ONE: (rear): 13'9 x 9'7, (4.19m x 2.92m), overlooking the rear garden, double glazed window, radiator

BEDROOM TWO: (front): 9'9 x 7'6, (2.97m x 2.29m), radiator, double glazed window

BATHROOM: 9'9 x 8'4, (2.97m x 2.54m), an excellent sized bathroom with bath, Jacuzzi jet shower, pedestal washbasin, low level w.c., part tiling, modern flooring, double glazed window, radiator

EXTERNALLY: A private and enclosed rear patio garden, low maintenance and currently enjoying open views towards the fields. Paving, fenced, side path with gated access to the large front driveway, lawned front garden area, garage with electric roller door



TENURE

Shared Ownership. It is understood that this property is Shared Ownership. 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.

Share For Sale: 75%

Service Charge: £63.34 per month. This includes management fee, Audit fee, buildings insurance, and Doncaster Wardens services charge.

Contents insurance should be sought separately if required. Age 55 and over may apply.

Leasehold Property – 73 years remaining. The Lease may be extended up to 123 years on completion by the owners, subject to negotiation

Council Tax Band: B

EPC Rating: C





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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