



## Astley Road

### Seaton Delaval, Whitley Bay

An excellent "Buy to Let" investment, located in the heart of Seaton Delaval. Close to most local amenities, including, shops, schools, bus routes and the forthcoming new Metro service. Also, approximately a 5- minute drive from Seaton Sluice beach. A larger than average upper flat, beautifully presented by the current tenant, it boasts a spacious landing area, lounge, gorgeous dining kitchen, small utility room, three bedrooms, luxurious shower room and unusually, a double garage to the rear of the flat with electric door. Gas radiator central heating system, double glazing. The current tenancy is in place until April 2024 and the tenant would love the opportunity to stay. The rent is currently £400pcm, exclusive of bills. The property is Leasehold with a 999, year lease in place from 23/08/1991, Council Tax Band: A, EPC: D

# £89,950

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# Astley Road

Seaton Delaval

Double Glazed Entrance Door to:

**ENTRANCE LOBBY:** Staircase to small landing with split stairs leading down to double glazed door into double garage



**FIRST FLOOR LANDING AREA:** An impressive landing area with all rooms leading off the landing, cornice, radiator, door to:

**LOUNGE:** (front): 16'5 x 10'8, (5.02m x 3.29m), measurements into alcoves, well presented lounge, double glazed window, radiator, cornice to ceiling



**DINING KITCHEN:** 15'8 x 10'2, (4.81m x 3.10m), a contemporary, spacious family dining kitchen, incorporating a range of modern, base, wall and drawer units, high gloss worktops, gas range cooker, (not tested), stainless steel cooker hood, sink unit, tiled splashbacks, tiled flooring, double glazed window, radiator, pantry cupboard, additional storage cupboard housing combination boiler, door to:



**UTILITY AREA:** Small utility area with roll edge worktop, plumbing for automatic washing machine, radiator, tiled floor, loft access, we have been advised that the loft is mostly boarded



BEDROOM ONE: (rear): 16'5 x 10'8, (5.02m x 3.29m), into alcoves, radiator, double glazed window, cornice to ceiling, additional loft access

BEDROOM TWO: (front): 14'7 x 11'4, (front): large walk-in storage cupboard, double glazed window, radiator

BEDROOM THREE: (front): 12'6 x 9'9, (3.84m x 3.01m), into alcoves, radiator, double glazed window, coving to ceiling

SHOWER ROOM: (rear): 12'7 x 9'7, (3.87m x 2.95m), a luxurious, re-fitted shower room, comprising of, walk in shower cubicle with chrome shower and additional forest waterfall spray, large, high gloss, vanity sink unit with hot and cold mixer taps, low level w.c. with recessed flush, half height tiling, three quarter height tiled shower area, radiator, double glazed window

EXTERNALLY: Double Garage: 22'9 x 16'7, (6.97m x 6.09m), an existing dwelling upgraded to include electric door, storage

## TENURE

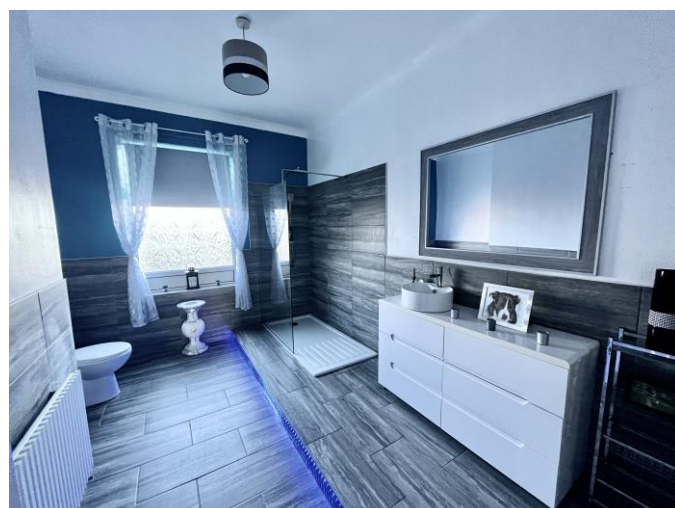
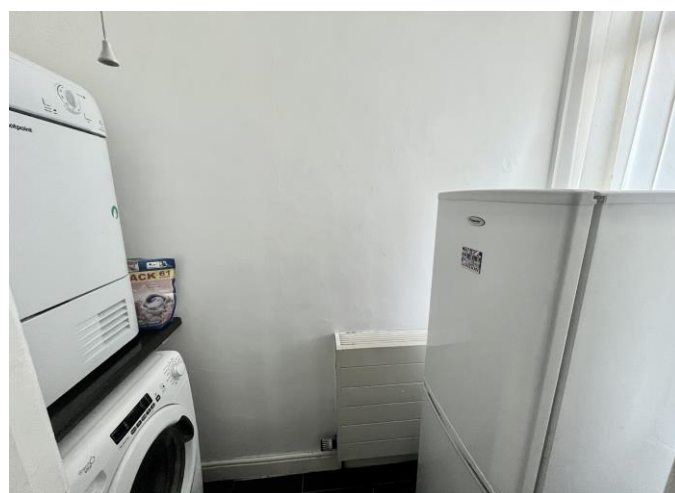
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

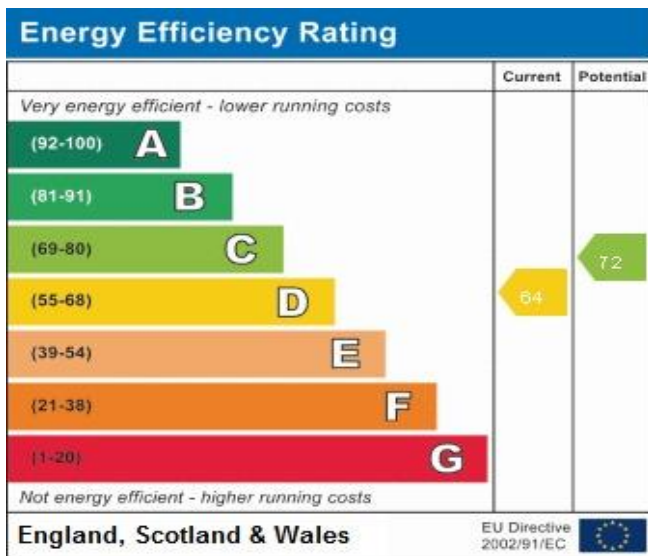
Length of Lease: [999] years from [23.08.1991]

**Council Tax Band: A**

**EPC Rating: D**

WB1715/AI/DB/13.11.23/V.1





**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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