



Washington Grove Seaton Delaval

A gorgeous, detached family home on the sought after Wheatridge Estate, with super aspect overlooking green area. The development is close to local schools, shops and bus routes and the area looks forward to the new Metro line running in the near future. Beautifully presented throughout and offered for sale on behalf of a local builder, the property also benefits from no onward chain. Entrance hallway, downstairs cloaks/wc., light and airy lounge, fabulous dining kitchen with integrated appliances and French doors out to the rear garden. Three excellent sized bedrooms, the principle bedroom with ample hanging and storage space, contemporary and stylish en-suite shower room. Fabulous family bathroom, large, enclosed rear garden with delightful sunny aspect, front, attached garage and driveway. Freehold. EPC: B, Council Tax Band: D. Estate Management Fee of approximately £120 twice yearly. Gas, Electric, Heating, Water, Sewerage: Mains Connected. Broadband: Fibre. Mobile Phone Blackspot: No

Mining: The property is not known to be on a coalfield and is unknown whether to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

£249,950

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Feature, central turned staircase to the first floor, radiator, door to:

DOWNSTAIRS W.C.: pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, tiled splashback, modern flooring, radiator, extractor

LOUNGE: (front): 11'2 x 10'6, (3.40m x 3.20m), maximum measurements, gorgeous, light and airy front lounge with delightful open aspect, radiator

DINING KITCHEN: (rear): 15'9 x 9'1, (4.80m x 2.77m), maximum measurements, stunning, contemporary dining kitchen incorporating a range of stylish, high gloss, base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated eye level electric oven, gas hob, cooker hood, plumbing for automatic washing machine, double glazed window, double glazed French doors out to the rear garden, wood effect laminate flooring, radiator

FIRST FLOOR LANDING AREA: double glazed window, airing cupboard, door to:

BEDROOM ONE: (front): 12'0 x 11'2, (3.71m x 3.40m), recessed storage with hanging and storage, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Contemporary and modern en-suite, comprising of, shower cubicle, electric shower, pedestal washbasin, low level w.c with push button cistern, tiled splashbacks, double glazed window, radiator, extractor

BEDROOM TWO: (front): 11'5 x 10'6, (3.48m x 3.20m), plus recess, spacious double bedroom with radiator, double glazed window

BEDROOM THREE: (rear): 10'3 x 7'2, (3.12m x 2.18m), radiator, double glazed window

BATHROOM: 7'9 x 7'2, (2.36m x 2.18m), Splendid, modern bathroom with bath, hot and cold mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled splashbacks, tile effect flooring, double glazed window, radiator, extractor

EXTERNALLY: Gorgeous, private and enclosed rear garden with delightful sunny aspect, lawn, patio, fencing, block paved driveway, attached garage with electric



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway and Garage

MINING

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RISKS

Flooding in last 5 years: NO
Risk of Flooding: Zone 1

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. Twice Yearly Estate Management Fee of approximately £120.00

COUNCIL TAX BAND: D

EPC RATING: B

WB2425.AI.AJ.19.4.24.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.

16 Branches across the North-East

