



Acomb Avenue | Seaton Delaval | NE25 0JF

**£147,500**

Sought after, end-link family home with delightful pedestrianised front. Close to local schools, amenities and the recently operational train station. Entrance lobby, spacious lounge with open plan staircase, family breakfasting kitchen with stylish kitchen, integrated appliances and breakfast bar. Three bedrooms to the first floor, contemporary bathroom with shower. Private and enclosed rear garden, front garden, detached garage. Gas radiator central heating system, double glazing.

ROOK  
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**Sought After End-Link Family**

**Close to Schools, Public Transport**

**Spacious Lounge**

**Breakfasting Kitchen with**

**Three Spacious Bedrooms**

**Stylish Bathroom with Shower**

**Private Rear Garden**

**Garage and Pedestrianised Frontage**

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE LOBBY: door to:

LOUNGE: 16'2 x 14'7, (5.05m x 4.45m), maximum measurements, two radiators, double glazed window, under-stair cupboard, staircase up to the first floor, door to:

BREAKFASTING KITCHEN: (rear): 14'7 x 8'3, (4.45m x 2.52m), stylish and modern fitted kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, breakfast bar, integrated electric oven, gas hob, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, laminate flooring, double glazed window, double glazed door out to the rear garden

FIRST FLOOR LANDING AREA: loft access, airing cupboard with hanging space, door to:

BATHROOM: modern bathroom comprising of bath, chrome shower, pedestal washbasin, low level w.c., double glazed window, ladder radiator, laminate flooring, double glazed window

BEDROOM ONE: (front): 13'4 x 8'6, (4.06m x 2.59m), radiator, double glazed window

BEDROOM TWO: (rear): 10'7 x 8'1, (3.22m x 2.46m), radiator, double glazed window

BEDROOM THREE: (front): 8'5 x 6'1, (2.57m x 1.85m), radiator, double glazed window

EXTERNALLY: private and enclosed rear garden with fencing, feature gravelling, access to front garden, gate out to the front and rear, detached garage

**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage

## 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

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

**COUNCIL TAX BAND: A**

**EPC RATING: C**

WB3131.AI.DB.23.05.2025

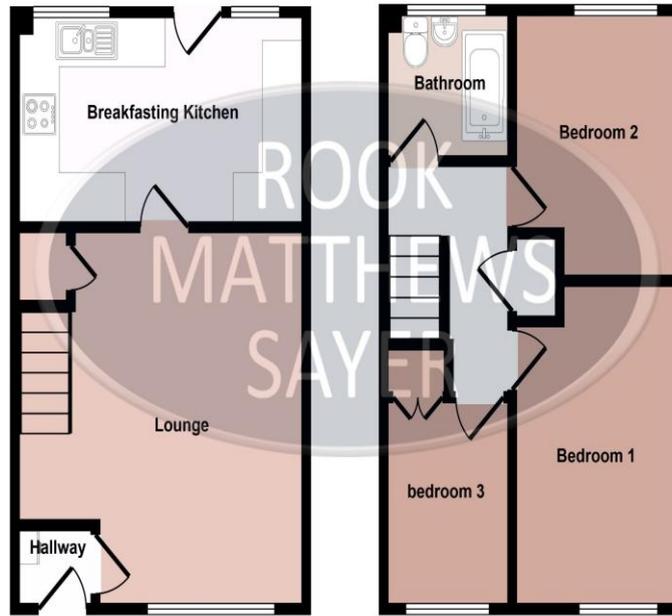


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Approx Gross Internal Area  
63 sq m / 675 sq ft



Ground Floor  
Approx 31 sq m / 338 sq ft

First Floor  
Approx 31 sq m / 337 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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



**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.