



Denham Drive | Seaton Delaval | NE25 0JZ

£240,000

Sought after, link-detached family home on this popular residential street. Close to popular local schools, shops, bus routes and a short walk from the newly operational train station. With an impressive kerb appeal, set back from the main road, there is a spacious driveway and garage to the front. Entrance porch, open plan lounge with feature bow window, attractive fireplace and electric fire, open through to the dining room with French doors out to the garden area, family kitchen with access through to the extended dining room and conservatory enjoying access out to the rear garden. Three bedrooms to the first floor, one with fitted wardrobes. Modern family bathroom with shower. Large rear garden with delightful South-Easterly aspect and large garden office, perfect for home working or as a gym, with electric points.

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Double Glazed Entrance Door to:

ENTRANCE PORCH: double glazed window, door to:

LOUNGE: (front): 16'8 x 12'8, (5.08m x 3.86m), into under-stair recess, plus depth of double glazed bow window, attractive feature fireplace, electric fire, radiator, open plan staircase, open through to:

DINING ROOM: (rear): 9'4 x 8'3, (2.84m x 2.52m), double glazed French doors out to the garden area, cornice to ceiling, radiator, door to:

KITCHEN: 9'4 x 8'0, (2.84m x 2.44m), a modern range of base, wall and drawer units, roll edge worktops, gas point, under-stair recess, single drainer sink unit with mixer taps, tiled splashbacks, central heating boiler, radiator, integrated dishwasher, double glazed window, door to:

SITTING ROOM: (rear): 8'7 x 8'3, (2.82m x 2.52m), double glazed patio doors through to conservatory, radiator, door to garage, through to:

CONSERVATORY: 10'0 x 7'3, (3.05m x 2.21m), radiator, double glazed French doors out to the garden

GARAGE: 16'3 x 9'3, (4.95m x 2.79m), plumbed for automatic washing machine, up and over garage door



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FIRST FLOOR LANDING: double glazed window, storage cupboard, door to:

BATHROOM: 6'1 x 5'5, (1.85m x 1.65m), modern bathroom, comprising of, bath, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, fully tiled walls, chrome radiator, double glazed window

BEDROOM ONE; (front): 11'5 X 9'6, (3.48m x 2.90m), radiator, double glazed window

BEDROOM TWO: (rear): 10'6 x 10'9, (3.20m x 3.28m), including depth of fitted wardrobes, radiator, double glazed window

BEDROOM THREE: (front): 8'1 x 6'9, (2.46m x 2.06m), maximum measurements, radiator, double glazed window

EXTERNALLY: southerly rear garden with lawn and patio, outdoor home office with measurements of 11'4 x 9'5, (3.45m x 2.87m), with electrics. Front driveway and privacy hedging

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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: C

EPC RATING: C

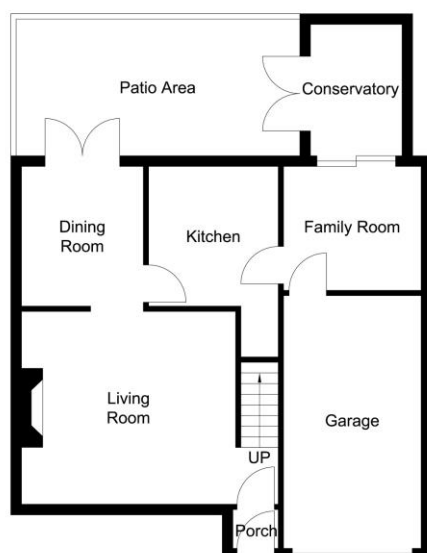
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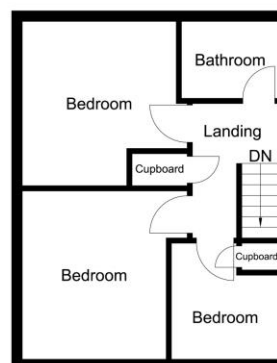
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Ground Floor



First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	86 B
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.

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