



Newburgh Avenue | Seaton Delaval | NE25 0JW

£65,000

Available with no onward chain, this popular, first floor flat also enjoys a delightful pedestrianised frontage, West facing front garden and detached garage. With a 49 year lease remaining this property is likely to suit cash buyers only. This lovely home has the advantage of no onward chain and is well presented throughout. With local schools, shops, train station, bus routes and amenities close by, the location is excellent!

Entrance lobby, spacious first floor landing. Lounge with large picture window, attractive fireplace and electric fire. Stylish, white fitted kitchen, two double bedrooms, one with fitted storage, modern bathroom with shower. Garden to the front, detached garage

ROOK
MATTHEWS
SAYER



2



1



1

Sought After Upper Flat

Delightful Pedestrianised

No Onward Chain

Cash Buyers Only due to Lease

Spacious Lounge with

Stylish, Contemporary Kitchen

Two Double Bedrooms

Front Garden, Detached

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE LOBBY: staircase to the first floor:

FIRST FLOOR LANDING AREA: Spacious landing, storage cupboard, door to:

LOUNGE: (front): 15'6 x 11'6, (4.72m x 3.51m), attractive feature fireplace with electric fire, storage cupboard, coving to ceiling, large double- glazed window, two radiators, door to:

KITCHEN: (rear): 8'7 x 6'5, (2.62m x 1.96m), stylish, white fitted kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, single drainer sink unit, electric cooker point, panelled ceiling with spotlights, tile effect flooring, tiled splashbacks, double glazed window, plumbing for automatic washing machine

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



BEDROOM ONE: (front): 12'5 x 10'6, (3.78m x 3.20m), double glazed window, radiator

BEDROOM TWO: (rear): 10'0 x 9'5, (3.05m x 2.87m), maximum measurements, radiator, storage cupboard

BATHROOM: modern bathroom suite, comprising of, bath, electric shower, pedestal washbasin, low level w.c., radiator, tile effect flooring, double glazed window

EXTERNALLY: West facing front garden, detached garage to the rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: 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

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: 99 years from 01.03.1975

COUNCIL TAX BAND: A

EPC RATING: C

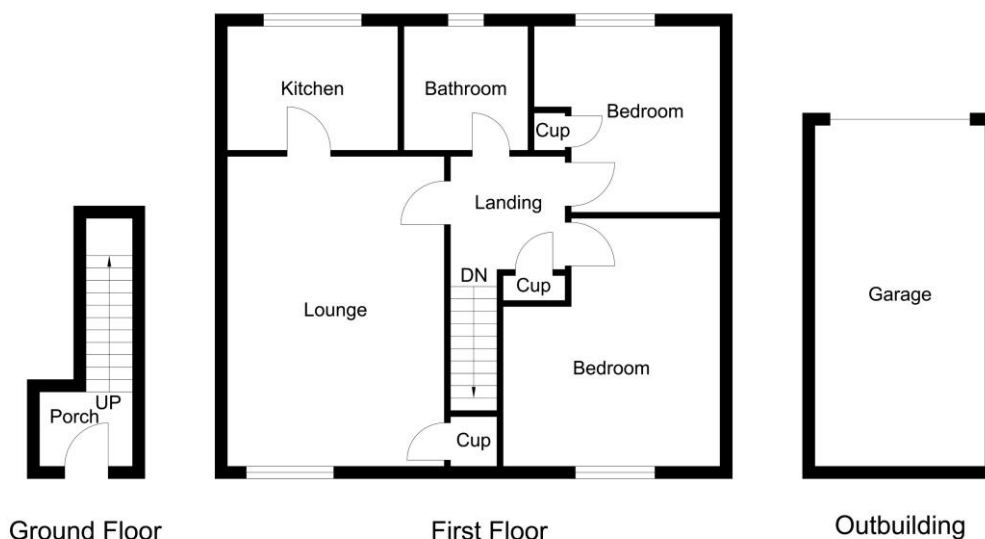
WB3434.AI.DB.14.10.2025.V.1



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



32 Newbrough Avenue

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	72 C	73 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.