



Hartburn Terrace | Seaton Delaval | NE25 0AY

£58,000

Generously sized one-bedroom first-floor flat sold with the current long-term tenant in situ, making it an excellent turnkey investment opportunity. The property is accessed via a private ground-floor entrance with useful storage space and direct access to the rear yard, with stairs leading up to the main accommodation. Inside, the flat offers a bright and well-proportioned living room overlooking the front of the property, featuring a decorative fireplace, traditional coving and a large window that floods the space with natural light. The kitchen/breakfast room provides a range of fitted wall and base units and ample work surfaces. The generous double bedroom is well presented and easily accommodates additional furniture, while the bathroom includes a full-sized bath, pedestal basin and W.C., complemented by a frosted window for light and privacy. Externally, the property benefits from a shared rear yard and access to a private garage.

ROOK
MATTHEWS
SAYER

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First Floor Flat

Double Bedroom

Long Term Tenant In Situ

Kitchen/Breakfasting Room

Investment Opportunity

Shared Rear Yard

Good Size Living Room

Private Garage

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Entrance door, rear door to yard, stairway to first floor.

LANDING: Loft access hatch, radiator, door to:

KITCHEN 11'9 x 7'2 (3.58m x 2.18m): Incorporating a range of base, wall and drawer units, worktops, part tiled walls, double glazed window, plumbing for washer, combi boiler,

LOUNGE 15'1 x 11'9 (4.59m x 3.58m)
Measurement into alcoves: Double glazed window, radiator, outset gas fire, radiator.

BEDROOM 12'7 x 15'1 (3.84m x 4.59m)
Measurement into alcoves: Double glazed window, radiator.

BATHROOM: Double glazed frosted window, low level cistern W.C, pedestal, basin, bath.

EXTERNALLY: Shared rear yard with a detached garage.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre to Cabinet
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

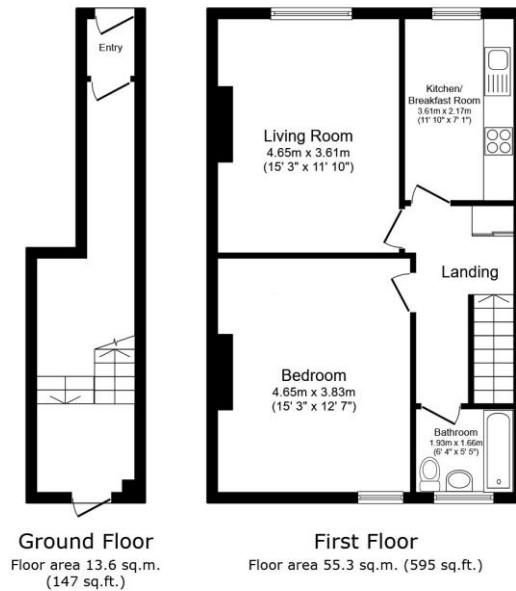
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	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.