



Manners Gardens | Seaton Delaval | NE25 0DR

**£175,000**

From the moment you step inside, this beautifully styled two-bedroom mid-terraced house it feels calm, expressive and deeply personal, offering interiors rich in colour and character, balanced by a garden that provides a genuine sense of escape from the everyday. The ground floor is centred around a striking living room, where bold tones and period influences create a warm and atmospheric space to unwind. The room feels both intimate and generous, flowing comfortably through the home while maintaining a strong sense of individuality and presence. To the rear, the kitchen is full of personality and light, thoughtfully arranged to combine everyday practicality with a distinctive design-led finish. The space is well balanced and functional, supported by an adjoining entrance and utility area that adds valuable convenience without interrupting the overall flow of the home. Upstairs, the first floor continues the home's considered and creative feel. The main bedroom offers a peaceful and inviting retreat, while the second bedroom provides flexibility for a variety of uses, each space styled with the same attention to detail found throughout the property. A contemporary bathroom completes the accommodation, finished to a high standard and filled with natural light. Outside, the garden is a true highlight. Laid out to create multiple areas to sit and unwind, it offers a quiet, sheltered environment where birdsong replaces background noise and the pace of the day naturally slows. Whether enjoyed in the morning with a coffee or later as a place to decompress, it's a space that feels genuinely restorative. Altogether, this is a home that stands apart for its sense of style, atmosphere and tranquillity, offering an inviting balance between expressive interiors and peaceful outdoor living.

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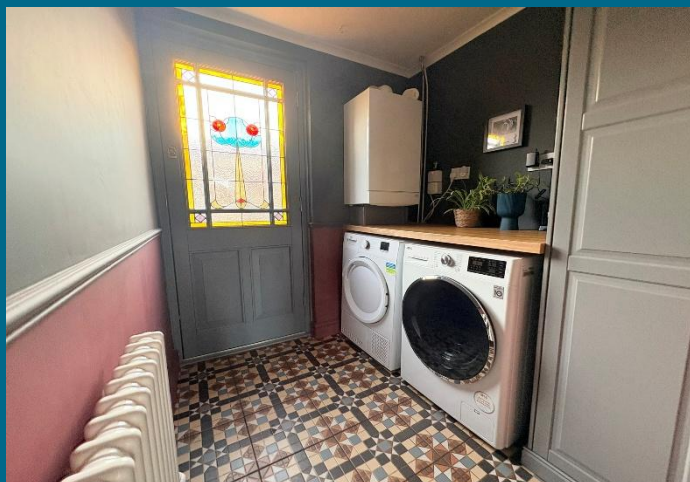
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**ENTRANCE / UTILITY ROOM:** 7' 2" x 6' 9" (2.18m x 2.06m): Stained glass entrance door, patterned tiled floor, gas combi central heating boiler, plumbing for washing machine and space for tumble dryer, fitted work surface, fitted storage cupboard, radiator, door to:

**INNER HALLWAY:** Under-stairs recess, staircase to first floor with runner carpet, radiator, wood flooring, access to living room and door to kitchen.

**LIVING ROOM** 16' 10" x 16' 1" (5.13m x 4.90m): Double glazed bay window with garden aspect, feature fireplace with decorative surround and tiled inset, recessed ceiling spotlights, wood flooring, coving to ceiling, radiator, wood flooring, open access to inner hallway and door to garden.

**DINING KITCHEN** 15' 8" x 8' 10" (4.78m x 2.69m): Fitted with an extensive range of wall, base and drawer units with work surfaces incorporating sink unit with mixer tap, feature range-style cooker set within tiled inglenook recess, integrated appliances, open shelving, space for dining table and chairs, recessed lighting, double glazed window, wood flooring.

**LANDING:** Loft access hatch, door to:

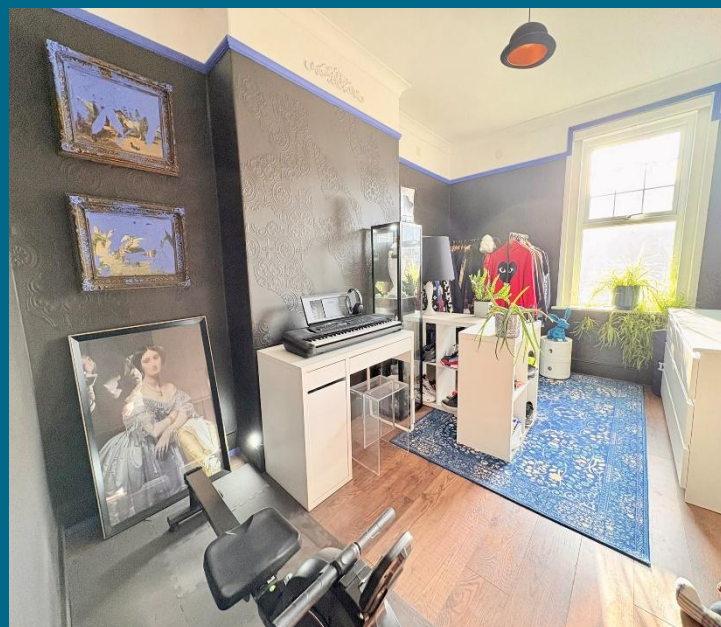
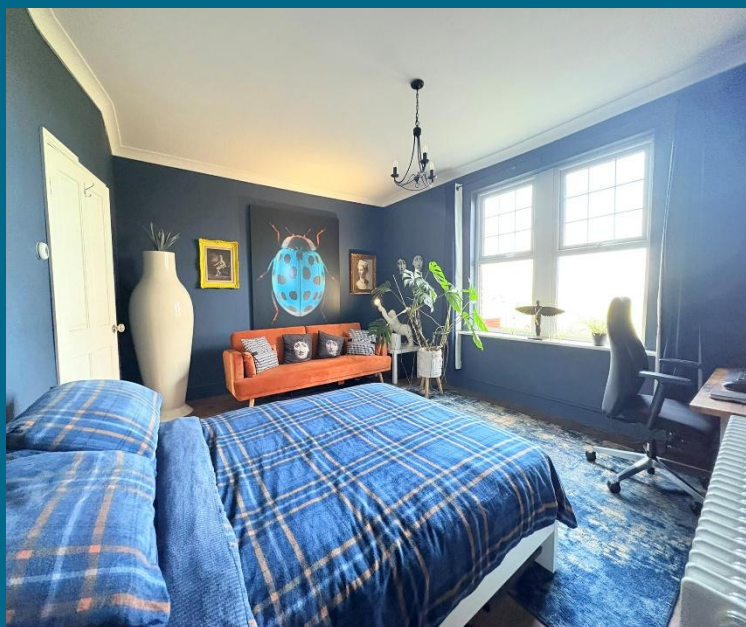
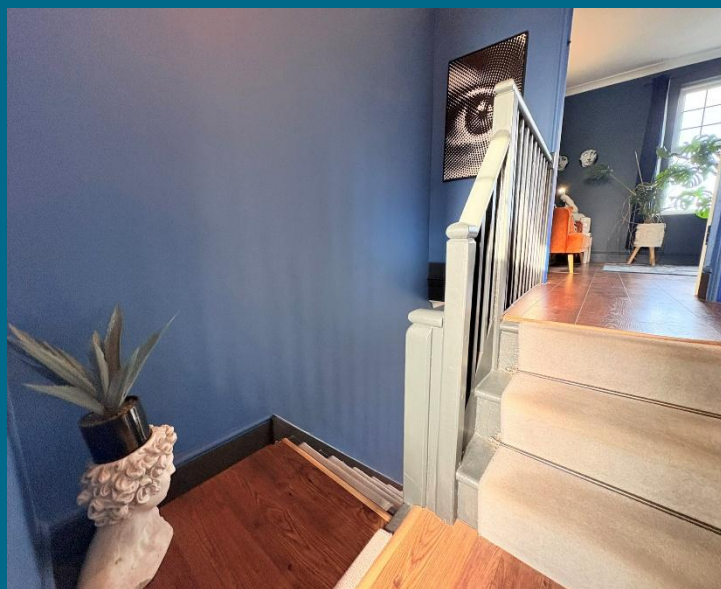
**BEDROOM ONE** 13' 8" x 14' 4" (4.17m x 4.37m): Double glazed window with garden aspect, wood flooring, radiator, fitted alcove shelving and storage areas.

**BEDROOM TWO:** 15' 3" x 10' 8" (4.65m x 3.25m): Double glazed window, wood flooring, radiator.

**BATHROOM:** White suite comprising panelled bath with glazed shower screen and mains shower over, wash hand basin with vanity unit, low level W.C, tiled walls, wood effect flooring, frosted double glazed window.

**EXTERNALLY:** Enclosed and spacious front garden with paved seating area and decked seating areas, mature planting and fenced boundaries. Private rear garden that provides access to the property with paved patio areas and a driveway with EV charger providing off-street parking.





For any more information regarding the property please contact us today

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: TBC

## 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**

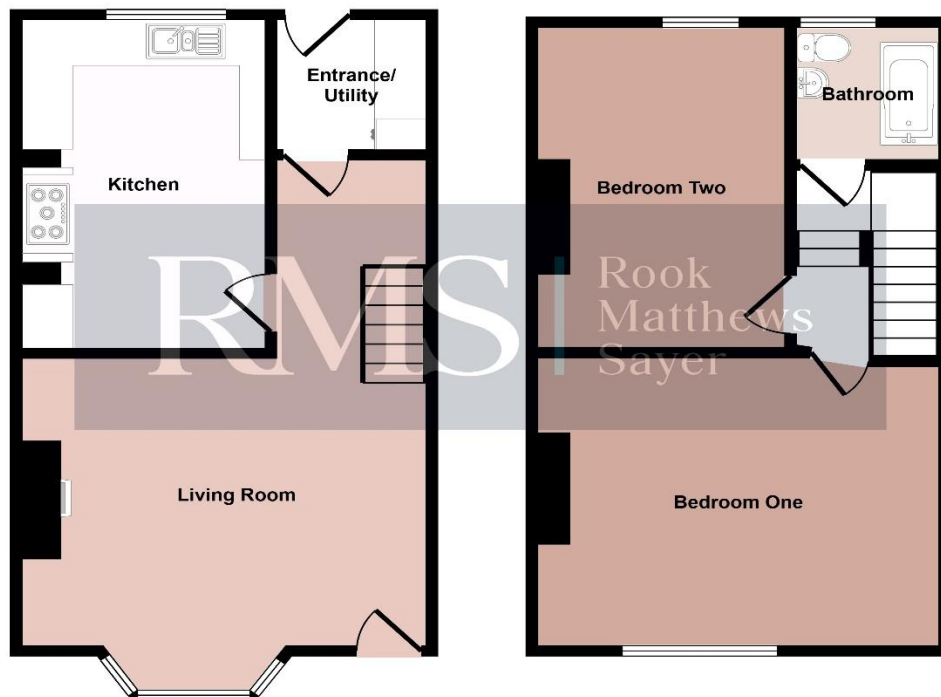
**EPC RATING: E**

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Ground Floor

First Floor

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		