



Eldon Avenue | Seaton Delaval | NE25 0BW

**Asking Price: £70,000**

An excellent opportunity has arisen to purchase this spacious and well-maintained upper flat in the heart of Seaton Delaval! Close to local schools, amenities, train station and approximately a five, minute drive from the beautiful Seaton Sluice village and beach. This lovely home will suit a variety of purchasers and benefits from spacious, light and airy rooms. The property is set within a well-kept block and has a secure entry system, communal entrance hall. Located on the first floor, you are welcomed into the entrance hallway, lounge with feature fireplace and modern electric fire, contemporary kitchen, two double bedrooms, both with mirrored fitted wardrobes, stylish bathroom with shower. Unusually this flat also benefits from a detached garage! Electric heating, double glazing.

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**Beautiful First Floor**

**Two Double Bedrooms**

**Secure Entry System**

**Contemporary Kitchen**

**Fantastic Transport Links**

**Bathroom with Shower**

**Superb Size Lounge**

**Detached Garage**

For any more information regarding the property please contact us today

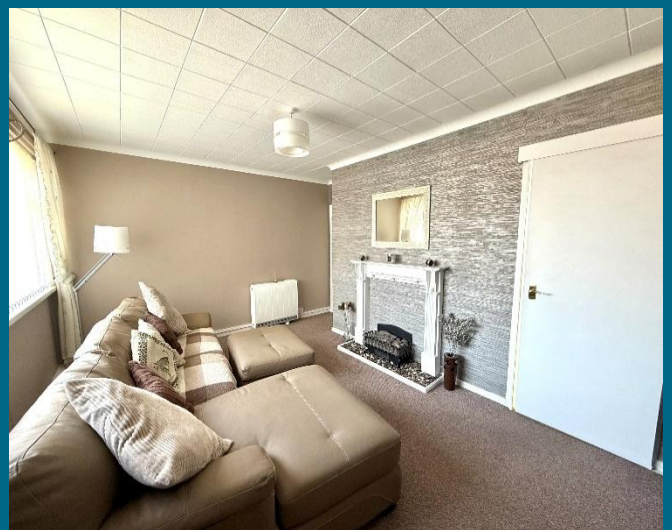
Secure Entry System to:

**COMMUNAL HALLWAY:** stairs up to first floor landing, entrance door to:

**ENTRANCE HALLWAY:** an impressive and spacious hallway, laminate flooring, electric radiator, intercom, door to:

**LOUNGE:** (side), 16'36 x 10'48, (4.98m x 3.19m), beautifully presented, feature fireplace with modern electric fire, brand new two electric storage heaters, double glazed window, through to:

**KITCHEN:** (rear): 7'84 x 7'65, (2.38m x 2.33m), charming galley kitchen, incorporating a stylish range of base, wall and drawer units, contrasting worktops, sink unit with mixer taps, contemporary flooring, double glazed window with delightful aspect, storage cupboard housing boiler, tiled splashbacks, electric cooker point, wall mounted heater



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**BEDROOM ONE:** (rear): 10'05 x 10'73, (3.06m x 3.27m), plus recess, double bedroom, double glazed window, mirror fitted wardrobe, electric radiator

**BEDROOM TWO:** (rear): 12'85 x 7'86, (3.91 x 2.39m), double bedroom, double glazed window, mirror fitted wardrobe, electric radiator

**FAMILY BATHROOM:** modern bathroom, comprising of, bath, electric shower, pedestal washbasin, low level w.c., modern tiling to walls, wall mounted heater

**EXTERNALLY:** Communal walkways, single detached garage. The property also benefits from the use of a communal balcony area

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Storage Heaters

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and Parking

#### **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.

Leasehold 125 years from 2004

Service Charge: £110 per month

#### **COUNCIL TAX BAND: A**

#### **EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 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.