



Washington Grove | Seaton Delaval | NE25 0PQ

**£230,000**

Occupying a generous plot, this impressive three-bedroom semi-detached home offers beautifully presented accommodation extending over three floors, combining contemporary styling with practical living. With a substantial rear garden, driveway parking, garage and a superb principal bedroom suite occupying the entire top floor. To the front, the living room provides a stylish and comfortable reception space, enhanced by tasteful décor and a warm, contemporary feel. To the rear, the dining kitchen spans the width of the property and forms the heart of the home. Fitted with a range of modern units, integrated oven, gas hob and integrated fridge freezer, the room offers ample space for dining and entertaining, whilst French doors provide direct access to the rear garden and a convenient W.C completes the ground floor accommodation. The first floor hosts two well-proportioned bedrooms together with the bathroom. Bedroom two is an excellent double room, whilst bedroom three offers versatility as a guest room or home office. The bathroom is fitted with a modern white suite incorporating a bath, wash hand basin and WC. Occupying the entire second floor, the principal bedroom provides a superb retreat. Generous in size and enhanced by fitted sliding wardrobes, the room enjoys excellent natural light and is complemented by a spacious en-suite shower room. Externally, the property continues to impress. A driveway provides off-street parking and leads to a detached garage, whilst to the rear is a particularly generous enclosed garden featuring an extensive lawn, patio seating area and an attractive landscaped section designed for outdoor entertaining.

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### Three-Bedroom Semi-Detached Home

**Stylishly Presented Throughout**

**Principal Bedroom with En-Suite Shower Room**

**Driveway Parking with Garage**

**No Onward Chain**

**Generous Enclosed Rear Garden**

**Modern Dining Kitchen with Integrated Appliances**

**Downstairs W.C**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Entrance door, staircase to first floor, radiator, door to:

**LIVING ROOM 13'11" x 10'4" (4.24m x 3.15m):** Double glazed window, radiator, door to:

**DINING KITCHEN 13'1" x 12'1" (3.99m x 3.68m):** Fitted wall and base units, integrated oven, gas hob with cooker hood, integrated fridge freezer, sink unit, space for dining table, radiator, double glazed window, French doors to rear garden, door to:

**GROUND FLOOR WC:** Low level WC, pedestal wash hand basin with tiled splashback, radiator, double glazed window.

**EXTERNAL:** Driveway providing off-street parking leading to detached garage, lawned front garden. Generous enclosed rear garden with lawn, patio seating area, landscaped entertaining space and fenced boundaries.

**BEDROOM 2 13'6" x 8'4" (4.11m x 2.54m)** Including storage cupboard: Double glazed window, radiator, storage cupboard.

**BATHROOM 7'0" x 6'3" (2.13m x 1.91m):** Panelled bath, pedestal wash hand basin, low level WC, radiator, tiled floor, part tiled walls.

**BEDROOM 3: 8'11" x 7'0" (2.72m x 2.13m):** Double glazed window, radiator.

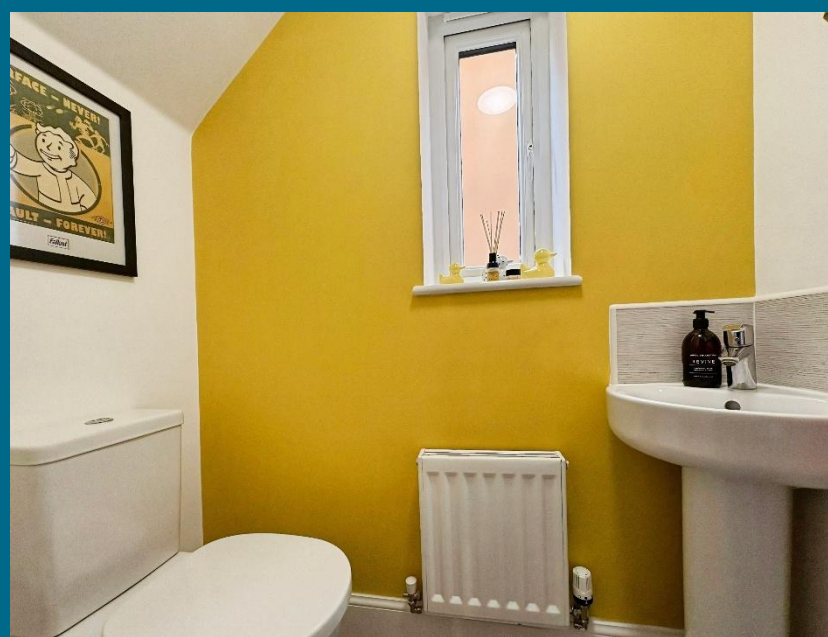
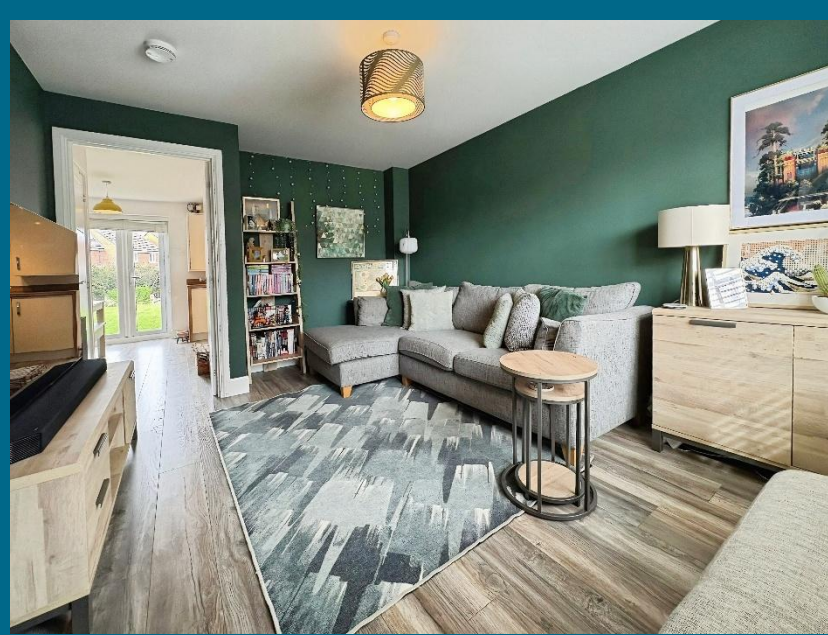
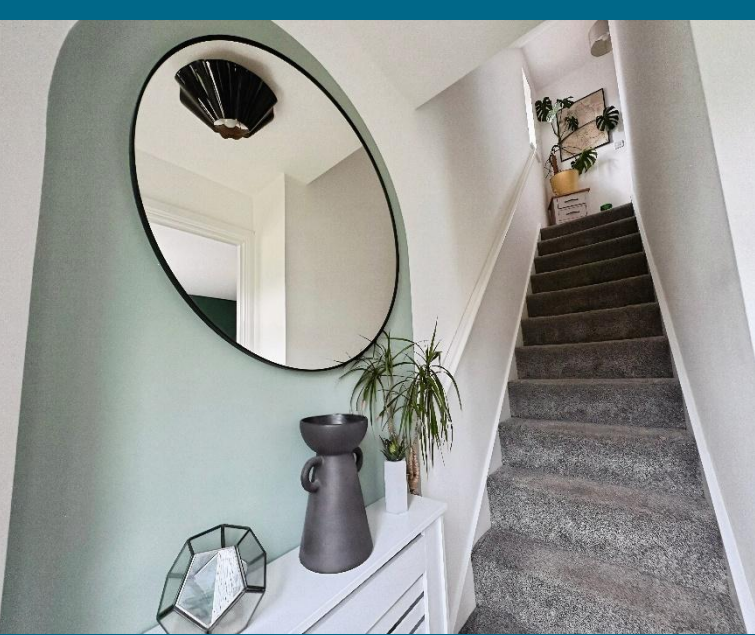
**BEDROOM 1: 13'6" x 12'9" (4.11m x 3.89m):** Double glazed dormer window, double glazed window, fitted sliding wardrobes, radiator, door to:

**EN-SUITE SHOWER ROOM 5'11" x 7'0" (1.80m x 2.13m):** Shower enclosure, pedestal wash hand basin, low level WC, Velux window, radiator, tiled floor, part tiled walls.

**T: 0191 2463666**

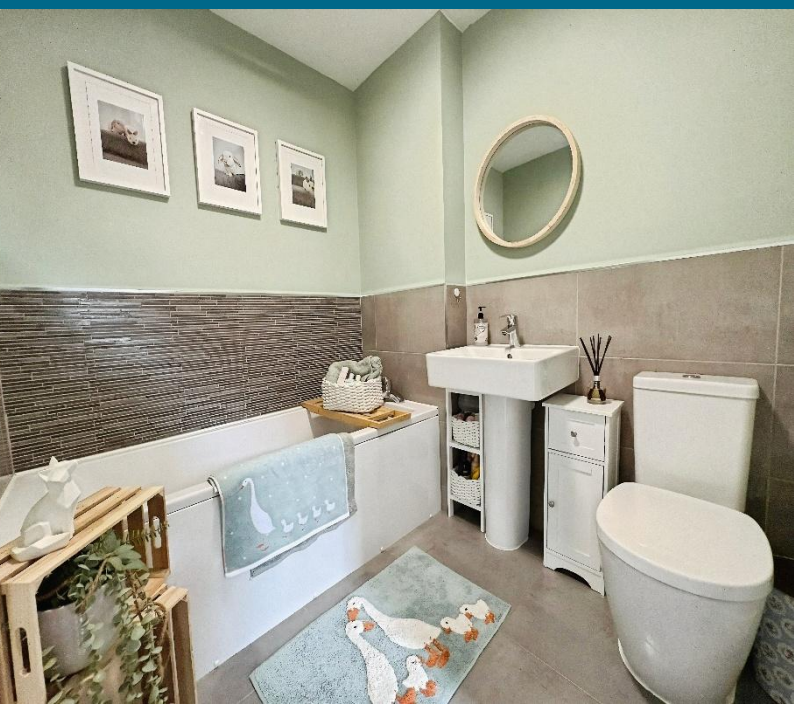
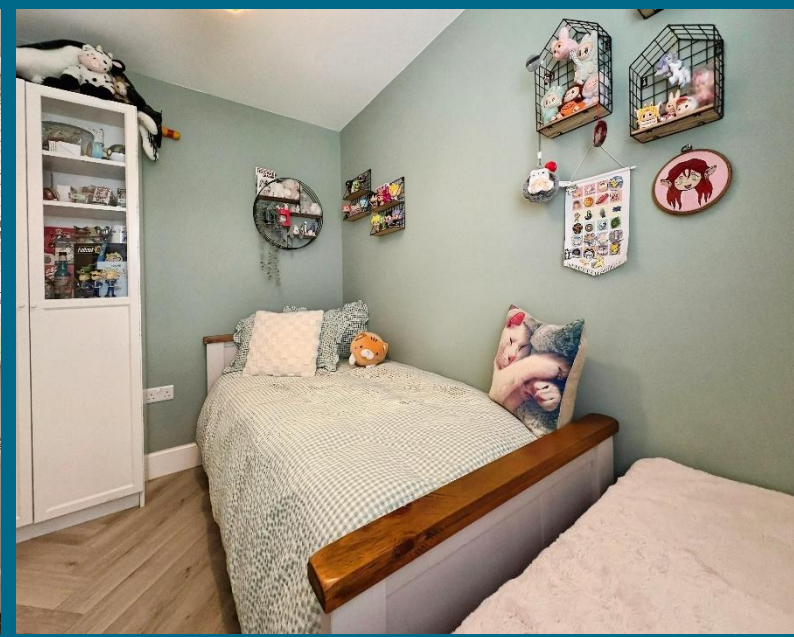
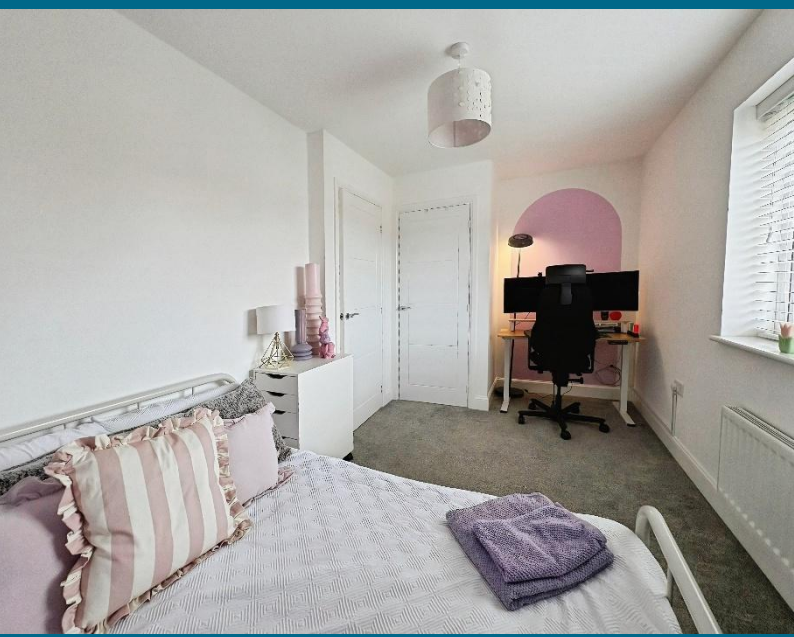
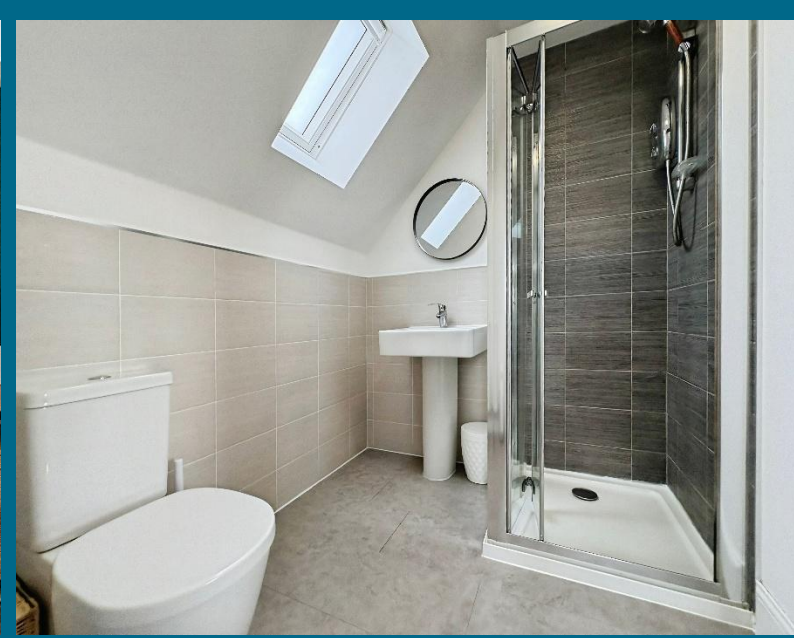
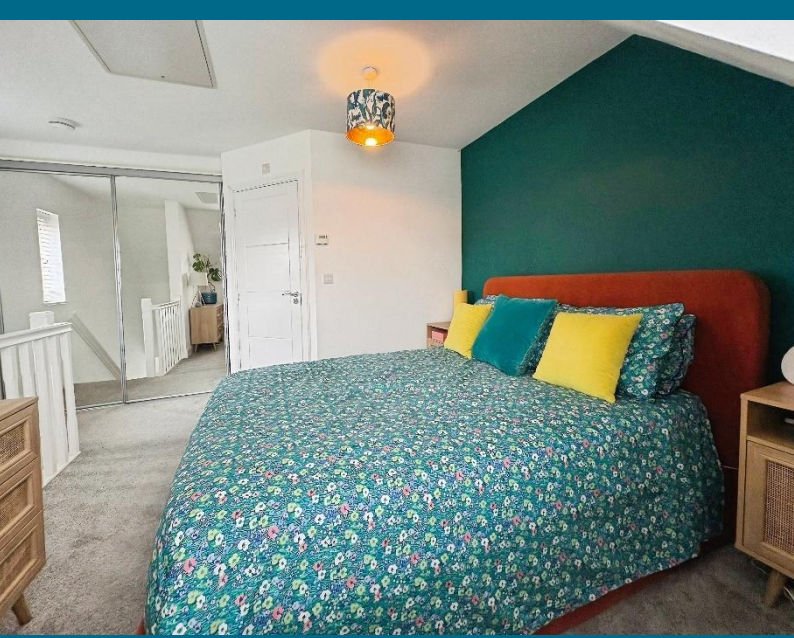
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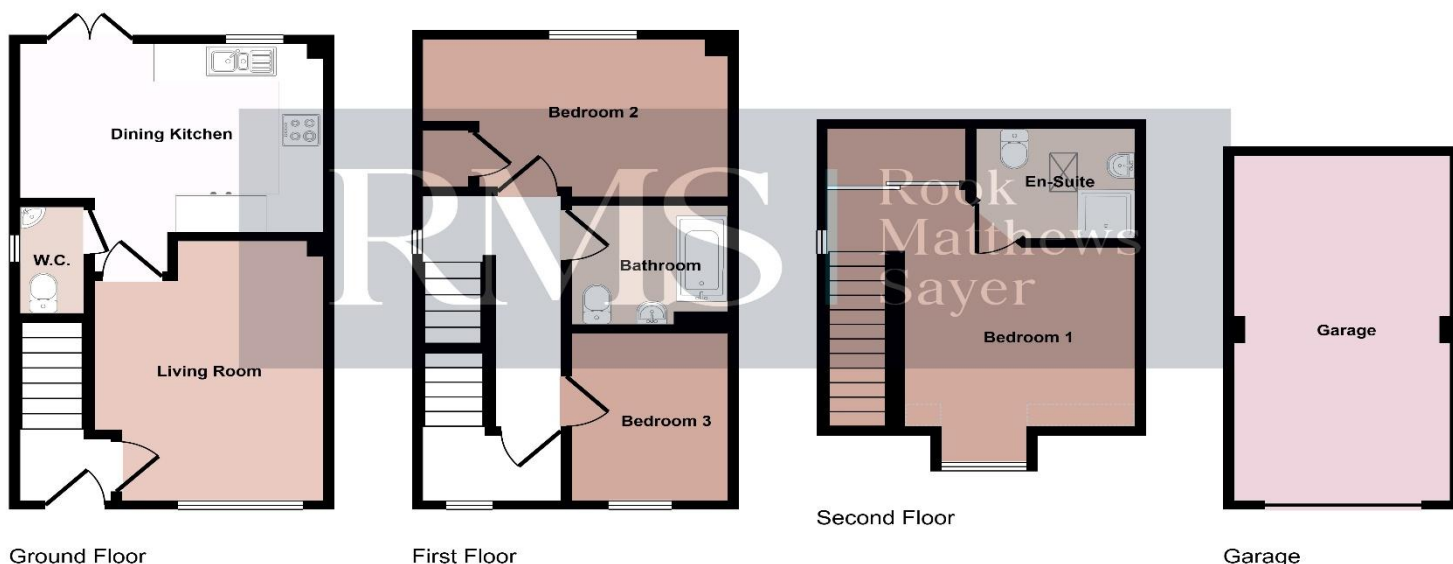
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Ground Floor

First Floor

Second Floor

Garage

 Denotes head height below 1.5m

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.

### PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

AWAITING EPC

### 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: 250 YEARS FROM 01/01/2014 (YEARS REMAINING 238 Ground rent £175 per annum payable to Kingston Properties, Separate Building insurance not covered in the service charges £177 per annum to be reviewed 06/01/2027 service charge £55 payable 6 monthly

COUNCIL TAX BAND: C

EPC RATING: TBC

WB3814 TJ. DB. 10.06.2026 V.2

**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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