



Astley Road | Seaton Delaval | NE25 0DJ

£168,000

There is a remarkable amount of space within this two-bedroom mid-terrace home, with generous proportions running throughout. The ground floor provides two substantial and separate reception rooms, with the front living room featuring a fireplace with gas fire, while the impressive rear dining/reception room provides a second large and versatile living space, again with a feature fireplace and useful built-in storage. Beyond that is a fitted kitchen, while the addition of a ground floor WC further enhances the practicality of the accommodation. The sense of space continues upstairs, where both bedrooms are exceptionally generous doubles; the principal bedroom incorporates extensive built-in storage, while the second substantial bedroom also benefits from built-in storage. A notably spacious bathroom completes the first floor. Outside, the property has an enclosed paved rear yard together with a garage, adding valuable storage and further practicality. With excellent room proportions, two large reception rooms and two genuine double bedrooms, this is a home where the sheer amount of accommodation is undoubtedly one of its defining features.

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Sayer



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Mid Terrace House

Downstairs W.C

Two Double Bedrooms

Private Rear Yard with Garage

**Spacious Lounge with Feature
Fireplace**

**Close to Local Amenities and Good
Transport Links**

**Separate Dining Room with Feature
Fireplace**

No Onward Chain

For any more information regarding the property please contact us today

HALLWAY: Entrance door opening into the property with staircase to the first floor, radiator, door to:

LIVING ROOM: 10'6" x 14'1" (3.20m x 4.29m) Front-facing double-glazed window, feature fireplace with gas fire, built-in storage cupboard, radiator.

DINING ROOM / RECEPTION ROOM: 14'0" x 15'11" (4.27m x 4.85m) A particularly generous second reception room with rear-facing double-glazed window, feature fireplace with gas fire, built-in storage cupboards, radiator, door to:

KITCHEN: 9'7" x 7'9" (2.92m x 2.36m) Fitted with a range of wall and base units with work surfaces, sink and drainer, tiled splashbacks, space and connections for appliances, tiled flooring, double glazed window, door to rear yard.

GROUND FLOOR WC: Fitted with a WC and wash hand basin.

LANDING: Built in storage cupboard, door to:

BEDROOM ONE: 14'1" x 15'7" (4.29m x 4.75m) An exceptionally generous principal double bedroom with double glazed window, radiator and an extensive range of built-in wardrobes and storage.

BEDROOM TWO: 10'2" x 16'1" (3.10m x 4.90m) A substantial second double bedroom with double glazed window, radiator and built-in wardrobe/storage.

BATHROOM: 9'5" x 7'8" (2.87m x 2.34m) A spacious bathroom fitted with a white suite comprising panelled bath, WC and wash hand basin with vanity storage, contemporary wall panelling, frosted double glazed window, built in storage cupboard.

EXTERNALLY

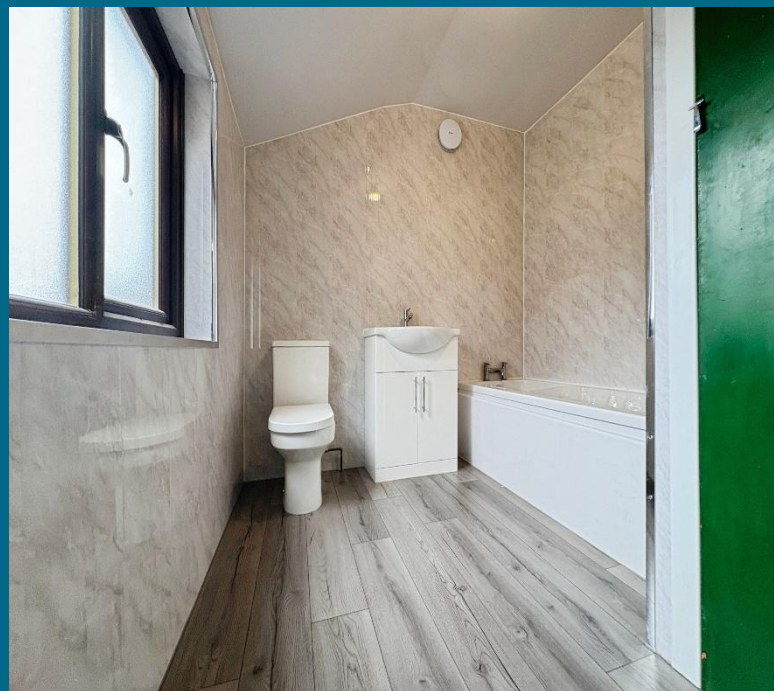
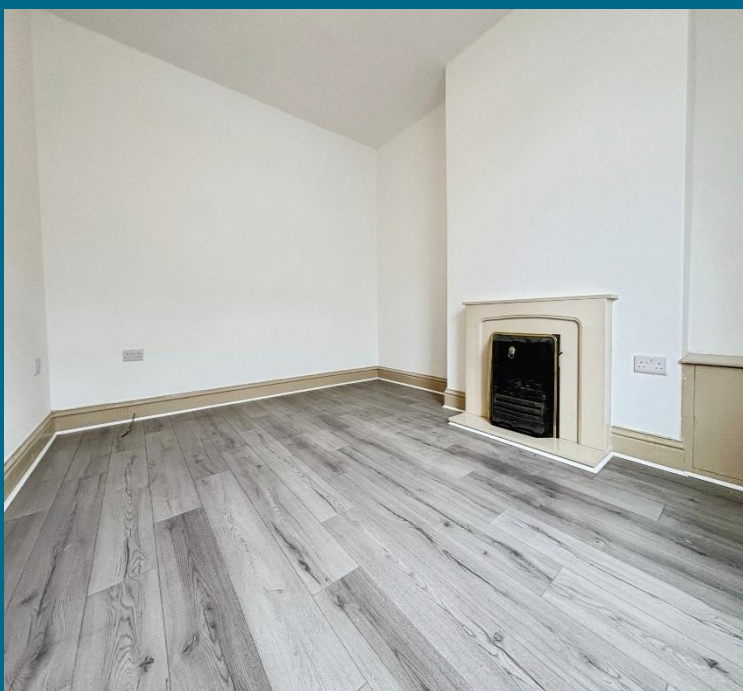
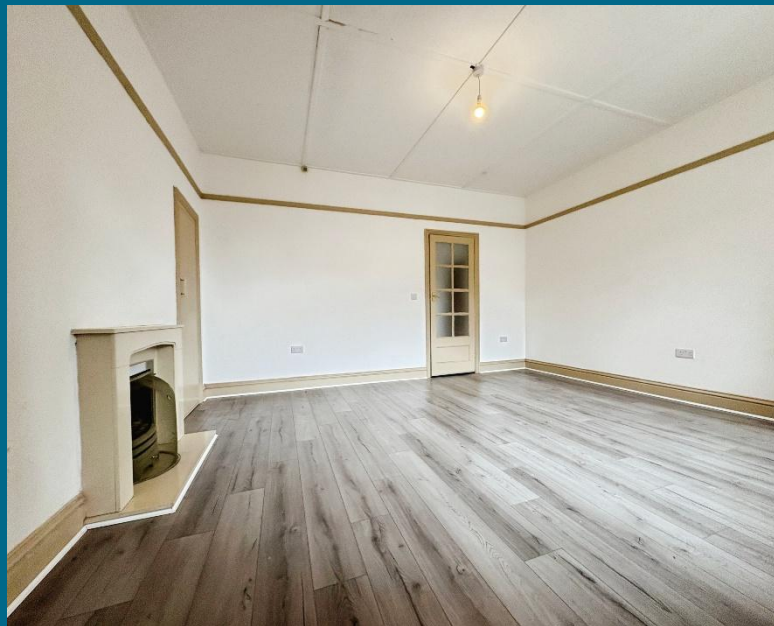
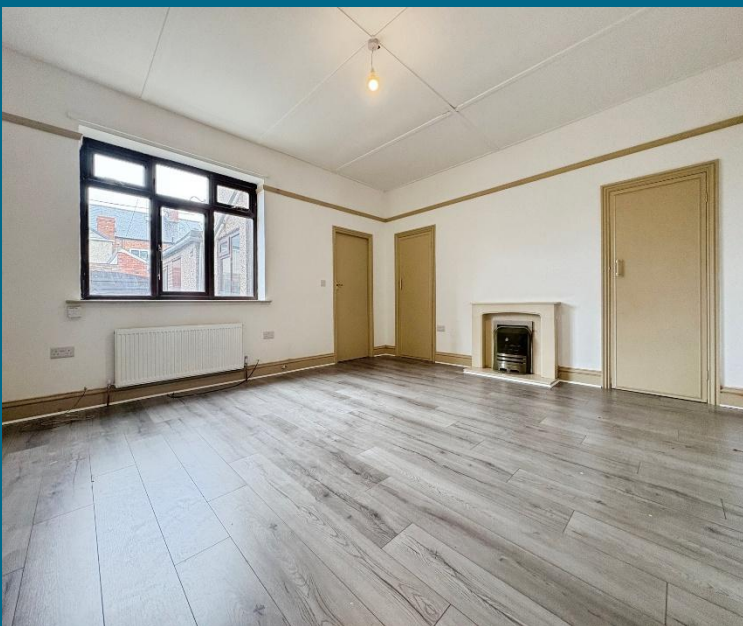
REAR YARD: A generously enclosed paved rear yard with gated access and access to the garage.

GARAGE: 9'0" x 17'0" (2.74m x 5.18m) A particularly useful garage positioned to the rear of the property.

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

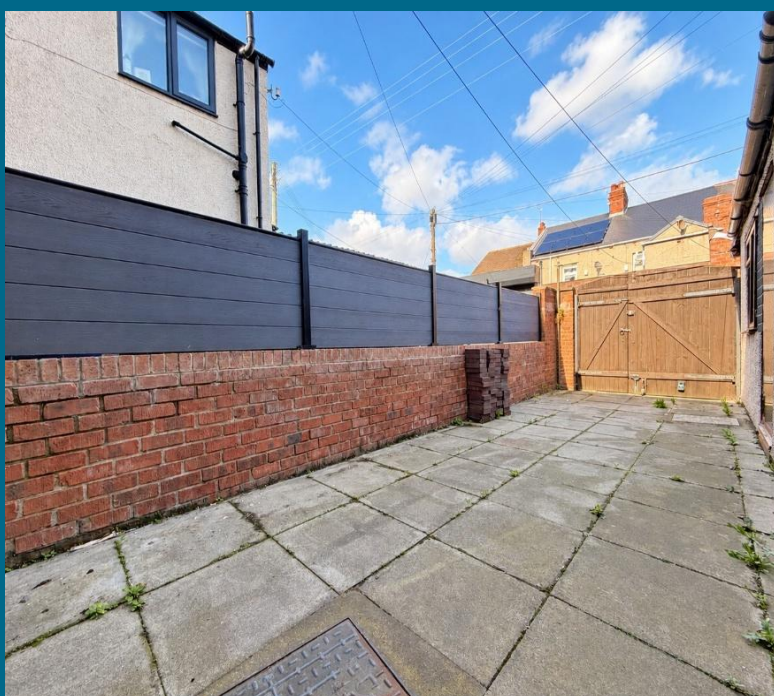
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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Garage/ Allocated Parking

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

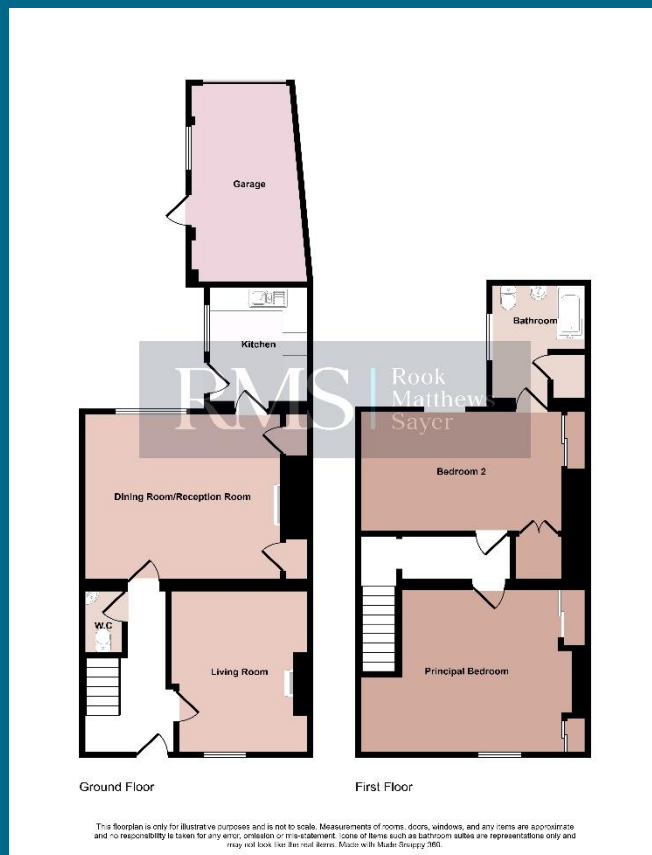
TENURE

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: C

WB4003 T.J.DB. 01.09.2026 V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

