



RMS

Rook
Matthews
Sayer

Chapel Place | Seaton Burn | NE13 6EX

Offers Over £140,000

An opportunity to purchase this traditional 3 bedroom mid link house occupying a pleasant cul-de-sac position with conservatory and garden backing onto woodland. The property is ideally suited for a first time buyer and is conveniently located close to shops, amenities, transport links as well as the A1 motorway.

Briefly comprising entrance porch leading to the inner hallway. There is a sitting room to the front together with good size dining kitchen and conservatory to the rear. To the first floor are 3 bedrooms together with a family bathroom with shower. Externally to the rear is a private garden backing onto woodland with town garden to the front. The property also benefits from UPVC double glazing and gas fired central heating.

ROOK
MATTHEWS
SAYER



Traditional mid link house

Pleasant cul-de-sac position

3 bedrooms

Private garden

**Close to shops, amenities,
transport links**

**Ideally suited for a first time
buyer**

For any more information regarding the property please contact us today

ENTRANCE PORCH

Double glazed entrance door.

ENTRANCE HALL

Part glazed entrance door, staircase to first floor, understairs area, radiator.

LOUNGE 11'5 x 11'5 (3.48 x 3.48m)

Double glazed window to front, feature fireplace, coving to ceiling, radiator.

DINING KITCHEN 17'6 x 10'3 (5.33 x 3.12m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in gas hob, space for washing machine, tiled floor, tiled splash back, double glazed patio doors to conservatory, radiator, double glazed window.

CONSERVATORY 7'9 x 5'8 (2.36 x 1.73m)

Double glazed French door, tiled floor, radiator.

BEDROOM ONE 14'11 x 8'9 (4.55 x 2.67m)

Double glazed window, radiator.

BEDROOM TWO 9'1 x 8'5 (2.77 x 2.57m)

Double glazed window, radiator.

BEDROOM THREE 8'3 x 8'6 (2.51 x 2.59m)

Double glazed window, radiator.

BATHROOM/W.C.

Three piece suite comprising: panelled bath with shower over, wash hand basin with set in vanity unit, low level WC, radiator, double glazed frosted window.

FRONT GARDEN

Fenced boundaries.

REAR GARDEN

Mainly paved, fenced boundaries, gated access.

T: 0191 284 7999

gosforth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On Street

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.

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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.