



Linden Road | Seaton Delaval | NE25 0EX

£195,000

Stunning two, bedroom semi-detached home located on this popular residential street. Close to local schools, shops, a two, minute walk to Seaton Delaval Train Station and five, minute drive from the charming Seaton Sluice village with its scenic beach and picturesque surroundings. Entrance porch, gorgeous and spacious lounge with a feature bay window and electric fire creating and warm and cosy environment. Beautiful kitchen with integrated appliances and conservatory overlooking enclosed rear garden offering a peaceful and tranquil setting. To the first floor are two double bedrooms, both fitted with mirror sliding wardrobes providing excellent storage space and stunning shower room with walk in shower. The property also benefits from a double paved driveway and an enclosed low maintenance rear garden.

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**Gorgeous Two Bedroom Semi
Detached Home**

**Fabulous Lounge with Feature Bay
Window and Electric Fire**

**Beautiful Kitchen with Integrated
Appliances**

**Conservatory to the Rear
Overlooking the Rear Garden**

**Two Double Bedrooms with Fitted
Sliding Wardrobes**

**Stylish Shower Room with Walk In
Shower**

Double Paved Driveway

**Close to Schools, Shops and a Two
Minute Walk to Seaton Delaval Train
Station**

For any more information regarding the property please contact us today

ENTRANCE PORCH: (front) 3'1 x 4'2 (0.9m x 1.2m), double Glazed entrance door:

LOUNGE: (front) 11'7 x 20'2 (3.3m x 6.1m), spacious lounge with feature bay double glazed window, electric fire, radiator, turned staircase to first floor

KITCHEN: (rear) 11'6 x 8'1 (3.3m x 2.4m), incorporating a range of base, wall and drawer units, contrasting worktop, single drainer sink unit with mixer taps, integrated fridge/freezer, microwave, electric oven, induction hob, plumbing for washing machine, vinyl flooring, double glazed window, spotlights to ceiling

CONSERVATORY: (rear) 8'1 x 7'5 (2.4m x 2.1m), double glazed window, tiled flooring, radiator, door to rear garden

BEDROOM ONE: (front) 10'1 x 9'7 (3m x 2.7m), fitted sliding wardrobes, double glazed window, radiator

BEDROOM TWO: (rear) 8'2 x 11'7 (2.4m x 3.3m), fitted sliding wardrobes, double glazed window, radiator, storage cupboard

SHOWER ROOM: (side), walk in shower with additional rainfall shower, floating vanity unit with mixer taps, low level w.c. with push button cistern, ladder radiator, tiled wall, storage cupboard, spotlights to ceiling

EXTERNALLY: double paved driveway, enclosed rear garden with patio and fenced borders

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/ Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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. -

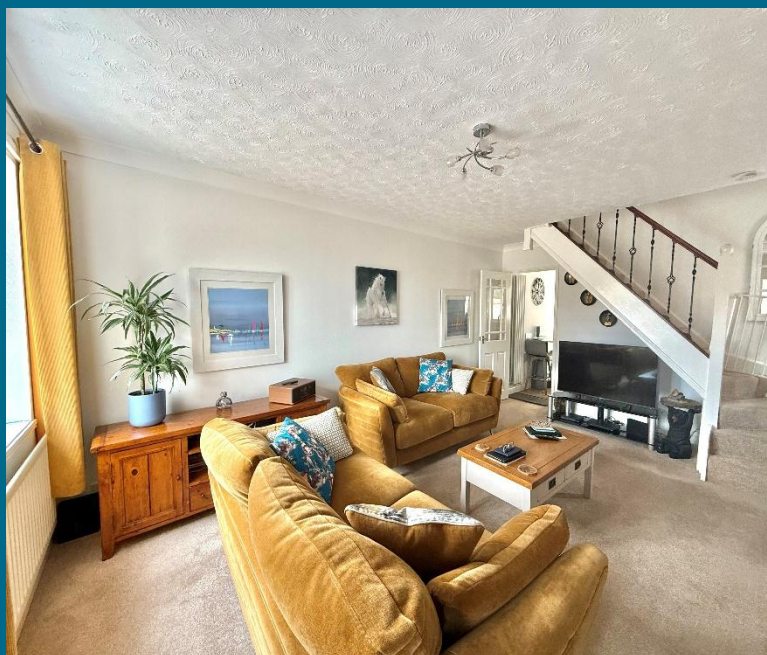
TENURE

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: C

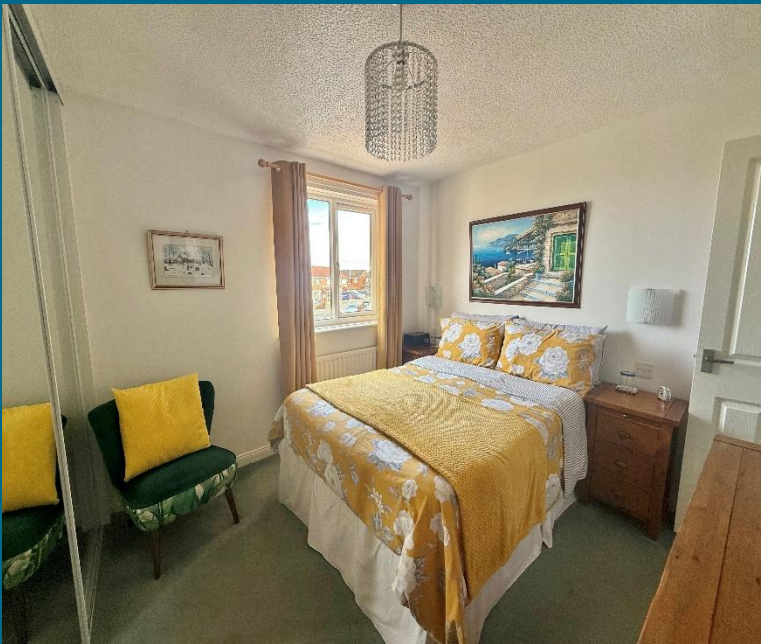
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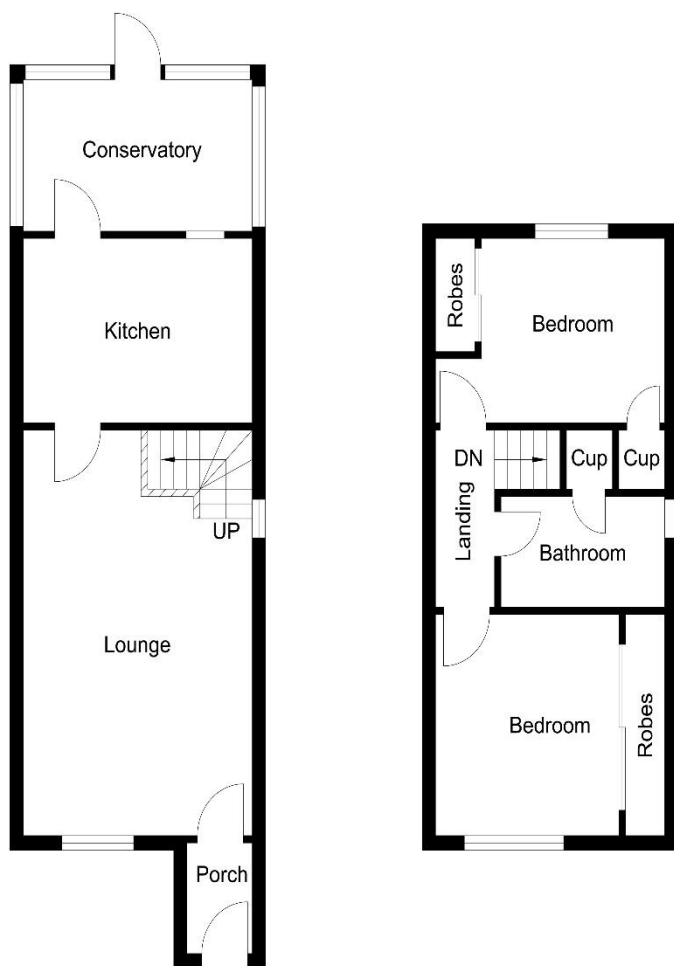


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Ground Floor

First Floor

80 Linden Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 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 relation to this property.

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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