

# BRUNTON

RESIDENTIAL



**WESTBOURNE TERRACE, SEATON DELAVAL, NE25**

**£100,000**

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### STUNNING LOWER FLAT - FULLY MODERNISED - PERFECT FIRST TIME BUY

Fantastic opportunity to purchase this tastefully renovated lower tyneside flat. The property is well situated in a quiet corner of Seaton Delaval and has views of Holywell pond / dene to the rear. Internally the property comes fully modernised to a high standard. We expect lots of interest so please act fast to arrange a viewing.

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Brunton Residential are pleased to be able to offer to the market this well presented two bedroom lower 'Tyneside' flat, located on Westbourne Avenue, in a quiet part of Seaton Deleval . On street parking to the front and a rear yard with plenty of sunlight.

Internally, the property is well-presented and spacious, briefly comprising: entrance hallway leading to master bedroom with feature bay window at the front, a second bedroom which overlooks the rear yard, a good size living room is found to the centre of the home which has patio doors leading to the yard, the modern kitchen is to the rear of the kitchen and also leads into the comes a fully tiled bathroom at the back of the property.

Available with no onward chain, this property is likely to suit both first time buyers and investors, we anticipate high levels of interest, please call now and our team will help with your enquiry.

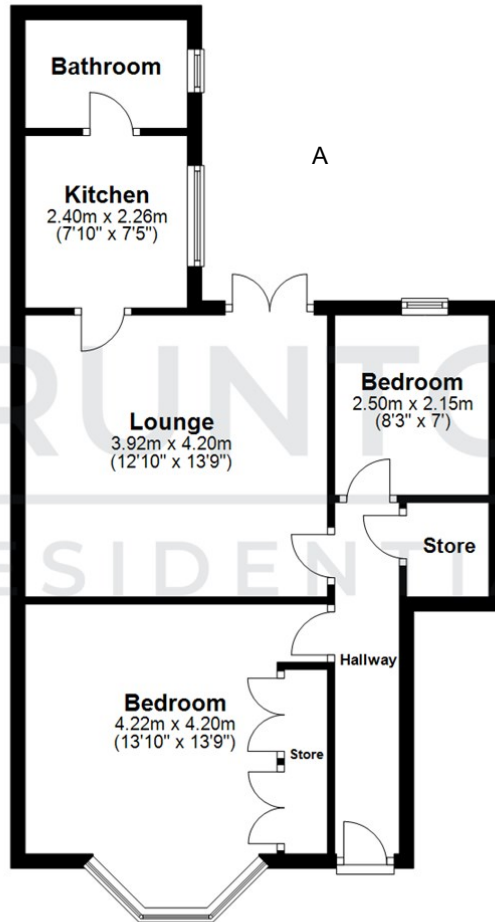


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### Ground Floor

Approx. 53.4 sq. metres (574.9 sq. feet)



Total area: approx. 53.4 sq. metres (574.9 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	