



Front Street | Seaton Burn | NE13 6EP

Offers Over £100,000



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Immaculate upper flat

One double bedroom

Fully fitted high gloss kitchen

Garage

Access to local shops,
amenities and transport links

Ideally suited for a first time
buyer

ROOK
MATTHEWS
SAYER

Viewing comes recommended on this immaculate upper flat presented to the highest of standards and benefitting from a range of modern fixtures and fittings together with garage with electronically operated door. The property is ideally suited for a first time buyer and is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

Briefly comprising entrance hallway with quarry tiled floor and staircase leading to the first floor. There is a cosy sitting room with wood burner together with modern fully fitted high gloss kitchen. There is also a double bedroom together with quality fitted bathroom suite with shower. To the rear of the property is a single garage with electronically operated door, lighting and power. Additional features include gas fired central heating and UPVC double glazing.

ENTRANCE DOOR LEADS TO: ENTRANCE HALL

Composite UPVC entrance door, quarry tiled floor, staircase to first floor.

SITTING ROOM 14'10 (into recess) x 13'6 (plus alcove) (4.52 x 4.11m)

Double glazed window, wood burner, coving to ceiling, double radiator, built in cupboard.

KITCHEN 11'10 x 6'5 (3.61 x 1.96m)

Fitted with a range of high gloss wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, laminate flooring, tiled splash back, radiator, double glazed window.

FIRST FLOOR LANDING

Double glazed window, radiator.

BEDROOM ONE 11'9 x 10'4 (3.58 x 3.15m)

Double glazed window to rear, radiator.

BATHROOM/W.C.

Three piece suite comprising of: panelled bath with dual shower over, step in shower cubicle, low level WC, tiled walls, heated towel rail, extractor fan.

GARAGE

Separate block, electronically operated roller door, light and power points.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage

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. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. 999 years from 1989 (963 years remaining)
Ground Rent: Peppercorn
Service Charge: N/A

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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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