

**F**  
FOR  
SALE

36 HAYWARD AVENUE, SEATON DELAVAL NE25 0AF  
£128,500



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- RECENTLY RENOVATED THROUGHOUT
- PEDESTRIANISED STREET
- SPACIOUS RECEPTION ROOM
- NEWLY FITTED CONTEMPORARY KITCHEN & SHOWER ROOM WC
- FRONT GARDEN & REAR YARD
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
14'7 x 11'2

KITCHEN  
8'9 x 8'2

BEDROOM ONE  
15 x 13

BEDROOM TWO  
11'5 x 7'4

SHOWER ROOM WC  
8'3 x 4'5

FRONT GARDEN

REAR YARD

## 36 HAYWARD AVENUE, SEATON DELAVAL NE25 0AF

This beautiful and recently renovated, ground floor flat is perfectly located on a pedestrianised street within a popular residential area. It boasts a wealth of contemporary features with period charm, has no upper chain and is ideal for a range of buyers.

With over 640 square feet of accommodation this lovely property consists of vestibule and entrance hallway with built in cupboard and doors to the reception room and bedrooms. The spacious reception room has a feature fireplace and door to the kitchen. The newly fitted kitchen benefits from a range of contemporary units with contrasting worktops, single oven, electric hob and chimney hood. There are two bedrooms, the main bedroom has a feature fireplace, and a rear lobby with door to the beautiful shower room with walk in rainfall shower, vanity washbasin and integrated WC. There is also a door to the rear yard and a well maintained front garden.

The generous size, amazing condition and layout of this property makes for an exciting opportunity which can only be appreciated by a visit.

Seaton Delaval's appeal lies in its proximity to the coast, Holywell Dene and the diversity of schools, amenities and things to do locally. Served by excellent transport links, this popular area attracts a diverse community from retirees to families and young couples.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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