

SIGNATURE

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Fontburn Road, Seaton Delaval NE25 0BH

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Offers Over £190,000

Signature North East is delighted to present this charming semi-detached house on Fontburn Road in the picturesque Seaton Delaval. Featuring three cosy bedrooms, this home is ideal for a small family or those needing extra space. Located in a serene neighbourhood, the house offers comfort and convenience with easy access to local amenities, shops, cafes, and the historic Seaton Delaval Hall. The area is well-connected by road, with the A19 nearby and a new train station offering direct access to Newcastle. Families will also appreciate the excellent local schools, making this an appealing location for all ages.

Upon entering the property, you are greeted by a spacious hallway leading to the principal ground-floor rooms. The living room, filled with natural light from a large window, features a fireplace that creates a relaxing atmosphere. Adjacent, the dining room, creates an open space feel, perfect for entertaining guests, with French doors that provide access to the back garden. The kitchen offers ample storage with wall and base units, as well as plenty of counter space for meal preparation. A utility room, with outdoor access, completes the ground floor.

Upstairs, you will find three well-appointed bedrooms, perfect for unwinding at the end of the day. Bedrooms one and two feature fitted wardrobes, while bedroom three includes a closet. The three-piece family bathroom, complete with a bathtub and shower, adds convenience to the floor.

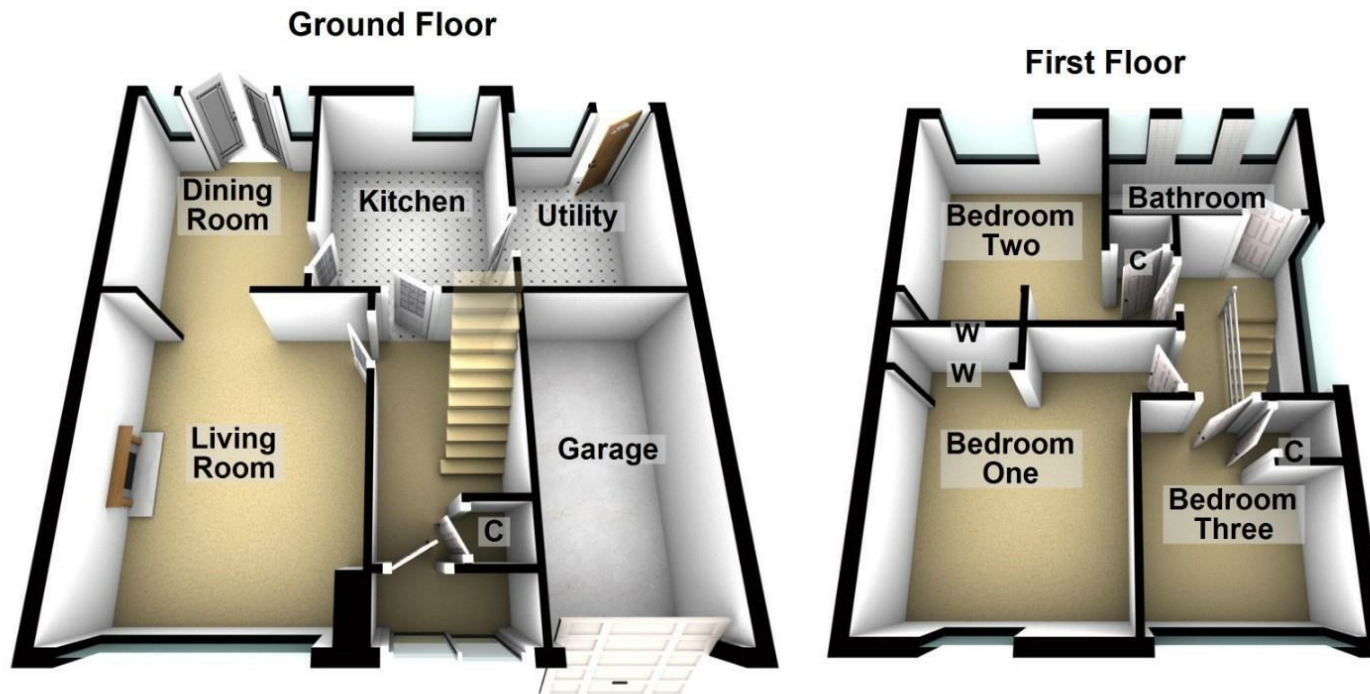
Outside, the back garden includes a patio area ideal for outdoor enjoyment and a grassy area for additional space. For parking, the property includes a single garage, offering extra storage or off-street parking, with an additional parking space available on the driveway.

Don't miss the opportunity to make this lovely house your new home. Call Signature North East today to arrange a viewing and experience the charm of Fontburn Road for yourself.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an ideal of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
11'6" x 13'10"

Dining Room
10'6" x 8'9"

Kitchen
10'6" x 8'10"

Utility
7'1" x 9'6"

Garage
7'1" x 13'10"


Bedroom 1
9'10" x 9'11"

Bedroom 2
8'8" x 8'11"

Bedroom 3
7'8" x 8'7"

Bathroom
8'11" x 5'1"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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