

Accommodation

Entrance Lobby and Hallway

Living Room (rear) 15' 5" x 13' 9"  
(4.70m x 4.19m)

decorative fire surround, TV point,  
built in cupboard to alcove, central  
heating radiator, upvc double  
glazed window

Kitchen (rear) 10' 6" x 6' 5" (3.20m x  
1.95m)

fitted with a range of wall and floor  
units with ceramic tiling above  
worktops, stainless steel single  
drainer sink unit, plumbed for  
automatic washing machine, central  
heating radiator, cupboard housing  
the gas central heating boiler, upvc  
double glazed window and door  
opening onto the rear yard.

Inner Hallway

central heating radiator, upvc  
double glazed window

Bathroom/w.c.

fitted with a three piece white suite  
of a panelled bath with electric  
shower over, pedestal wash hand  
basin and low level w.c. Part vinyl  
panelling around suite, upvc double  
glazed window, heated towel rail,  
central heating radiator

Bedroom One (front) 0' 0" x 14' 9"  
(0.00m x 4.49m)

upvc double glazed window, central  
heating radiator

Study/Bedroom Two 8' 8" x 7' 5"  
(2.64m x 2.26m)

central heating radiator, extractor  
unit

External

shared yard to the rear

Tenure

leasehold

Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents 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 any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



Killingworth Office, 2-3 The Killingworth Centre, Killingworth, Tyne & Wear, NE12 6YT  
Tel: 0191 268 9000 email: killingworth@lucasjamesestateagents.co.uk

LJ Lucas James

Estate Agents Surveyors Lettings



Hartburn Terrace, Seaton Delaval  
Whitley Bay, NE25 0AY

Offers in Excess of: - £69,950



Killingworth Office  
2-3 The Killingworth Centre  
Killingworth  
Tyne & Wear  
NE12 6YT  
Tel: 0191 268 9000  
killingworth@lucasjamesestateagents.co.uk

www.lucasjamesestateagents.co.uk



Ground Floor Flat

One/Two Bedrooms

Gas Central Heating

UPVC Double Glazing

Convenient Location

No Upper Chain/Buy to Let Potential

Available with no upper chain this one/two bedroom ground floor flat is centrally located within the popular village of Seaton Delaval. There are good public transport and road links to nearby centres including a recently opened railway station. The accommodation briefly comprises an entrance hall, living room to the rear, a fitted kitchen, bathroom/w.c., large double bedroom to the front and an occasional second bedroom/study. The property benefits from gas fired central heating, upvc double glazing and a shared yard to the rear.

