



The Beacons, Seaton Delaval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(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		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £110,000

Description

WELL PRESENTED TWO BEDROOM GROUND FLOOR FLAT SITUATED IN SEATON DELAVAL OFFERED WITH NO UPPER CHAIN

We are delighted to bring to the market this well presented two bedroom ground floor flat in Seaton Delaval. Offering open plan living and conveniently located close to amenities, this property will appeal to a range of buyers including first time buyers and buy to let investors.

Briefly comprising: Secure communal entrance to a private hallway leading to all rooms. The open plan lounge/kitchen/diner is a good size and overlooks the front of the property. The kitchen is well equipped with fitted wall and base units, integrated appliances include an electric hob, oven, extractor fan and fridge/freezer. There are two bedrooms and bathroom comprising a bath, shower over, hand basin and W.C.

Externally to the rear is residents parking.

Conveniently located within close proximity of the beautiful North East coastline, wide range of amenities, good schooling and excellent transportation links to the City Centre as well as other coastal towns.

Secure Communal Entrance

Private Hallway

Lounge/Diner

16'2" x 10'0"

Kitchen

8'8" x 8'5"

Bedroom

11'7" x 8'11"

Bedroom

9'0" x 7'2"

Bathroom

6'4" x 5'6"

Externally

To the rear is residents parking.

Tenure

Leasehold

