



Blackhaugh Drive Seaton Delaval

Beautifully extended and updated, Freehold family home. Located on this highly sought after, modern development, close to local schools, shops, bus routes and new train station. The extension offers superb flexibility and space to the ground floor, coupled with three excellent sized bedrooms. Impressive hallway, with feature turned staircase, downstairs cloaks/wc., fabulous sized lounge/dining room which has been extended to provide brilliant space, also overlooking and opening out to the garden area, contemporary and stylish kitchen with integrated appliances. Spacious ground floor double bedroom with en-suite bathroom, there are three further bedrooms to the first floor, one with en-suite shower room, family bathroom with shower off. The garden has been substantially improved and showcases paved patios, artificial lawn and gated access to path accessing detached drive and garage.

£225,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive hallway with central, turned staircase to the first floor, under-stair cupboard, additional cloaks cupboard, wood effect laminate, door to:

DOWNSTAIRS CLOAKS/W.C.: Low level w.c. with push button cistern, pedestal washbasin with mixer taps, radiator, double glazed window



LOUNGE/DINING ROOM: (rear): 20'2 x 10'7, (6.12m x 3.22m), stunning, extended family lounge and dining room, with double glazed French doors opening out to the rear garden, laminate flooring, radiator

KITCHEN: (rear): 10'1 x 8'1, (3.07m x 2.46m), fabulous, stylish kitchen, comprising of a range of base, wall and drawer units, roll edge worktops, integrated electric oven and grill, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, laminate flooring, radiator, central heating boiler, double glazed window



BEDROOM TWO: (front): 10'7 x 9'4, (3.22m x 2.84m), radiator, double glazed window, double wardrobe, door to:

EN SUITE BATHROOM: bath with hot and cold mixer taps, electric shower, low level w.c. with push button cistern, chrome radiator, fully tiled walls

FIRST FLOOR LANDING AREA: loft access, airing cupboard housing hot water tank, door to:

BEDROOM ONE: (rear): 12'7 x 9'0, (3.84m x 2.74m), maximum width, excluding depth of sliding wardrobes, providing ample hanging and storage, radiator, double glazed window, door to:



EN-SUITE: Contemporary en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, tile effect flooring, chrome radiator, shaver point, tiled shower area

BEDROOM THREE: (rear): 10'3 x 8'4, (3.12m x 2.54m), radiator, double glazed window

BEDROOM FOUR: (front): 10'7 x 7'1, (3.22m x 2.16m), radiator, double glazed window

BATHROOM: 8'4 x 4'8, (2.54m x 1.46m), stylish and modern family bathroom, with bath, hot and cold mixer taps and shower off, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled area around bath, splashbacks, modern flooring, double glazed window

EXTERNALLY: Gorgeous rear garden with block paved patios, artificial lawn, fencing, gated access to path allowing bin storage and to detached garage and driveway. We have been advised that the garage benefits from electricity and light.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS/GAS
- Broadband: FIBRE
- Mobile Signal Coverage Blackspot: NO
- Parking: GARAGE/ DRIVEWAY

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Annual Management Fee payable to Kingston Property Services approximately £90

COUNCIL TAX BAND: C
EPC RATING: C

WB2374.AI.DB.11.03 2024 .V.1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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.

16 Branches across the North-East

