



Manners Gardens

Seaton Delaval

A stunning, 1920's terrace, filled with charm, beauty, light and complete gorgeous-ness! Boasting beautiful gardens, the front not directly overlooked with extensive lawn and the rear garden enjoying a sought after South-Westerly aspect, ensuring whenever the sun is out you will find it in front or the back of this lovely home. Close to local schools, the newly operational train station, with just two stops to town, local shops and bus routes and in close proximity to Northumbria Specialist Care Emergency Hospital. There is a welcoming entrance porch, hallway, fabulous lounge with wood-burning stove and bay window overlooking the garden, separate dining room opening into the stylish and modern kitchen with integrated appliances, beautiful ground floor family bathroom with forest waterfall shower. To the first floor there are two double bedrooms and a contemporary cloaks/w.c., in addition to the wonderful gardens there is also on-site parking to the rear.

£155,000

ROOK
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Double Glazed Entrance Door to:

ENTRANCE PORCH: (front): tiled floor, door to:

ENTRANCE HALLWAY: staircase up to the first floor, wood flooring, door to:

LOUNGE: (front): 20'0 x 15'6, (6.07m x 4.72m), with measurements into alcoves and double-glazed bay window overlooking the front garden area, beautiful wood floor, exposed brick, recess, wood-burning stove, plinth, slate hearth, cornice to ceiling, picture rail, radiator, door to:

DINING ROOM: (rear): 10'8 x 8'1, (3.25m x 2.46m), storage cupboard, radiator, cornice to ceiling, double glazed door to patio garden, open to:

KITCHEN: 9'4 x 7'0, (2.84m x 2.13m), a stylish and contemporary kitchen incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, hob, cooker hood, single drainer sink unit with mixer taps, plumbed for automatic washing machine and dishwasher, combination boiler, double glazed window, tiled splashbacks, contemporary flooring, through to utility/pantry recess

DOWNSTAIRS BATHROOM: 8'5 x 7'9, (2.57m x 2.36m), a stunning family bathroom comprising of, bath, hot and cold mixer taps, shower off with additional forest waterfall spray, on bench, stylish sink with vanity storage under, low level w.c. with push button cistern, modern tiling and flooring, vertical radiator, two double glazed windows, storage cupboard, loft access

FIRST FLOOR LANDING AREA: double glazed window, door to:

BEDROOM ONE: (front): 12'5 x 10'8, (3.78m x 3.25m), maximum measurements, radiator, double glazed window, cornice to ceiling

BEDROOM TWO: (front): 12'7 x 7'8, (3.84m x 2.33m), maximum measurements, radiator, double glazed window

ADDITIONAL W.C./CLOAKS: hand washbasin, low level w.c. with push button cistern, modern flooring, extractor, tiled splashbacks

EXTERNALLY: beautiful front garden with extensive lawned area, replaced fencing, paving, borders with shrubs and plants. To the rear of the property is a gorgeous South-Westerly enclosed patio garden with gated access to rear driveway



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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

COUNCIL TAX BAND: A

EPC RATING: D

WB2427.AI.DB.08.04.2025.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





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.

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