



Linden Road | Seaton Delaval | NE25 0EX

**£205,000**

Positioned in a quiet cul-de-sac on Linden Road, Seaton Delaval, this three-bedroom semi-detached home offers good-sized accommodation that is conveniently located close to local schools, shops, and public transport links. The accommodation briefly comprises an entrance porch leading into a comfortable lounge with a large front-facing window, creating a light and welcoming space. Adjacent is a versatile dining room/home office, which opens via sliding doors into a bright conservatory overlooking the rear garden. The kitchen is fitted with a range of wall and base units, providing ample storage and workspace, with room for appliances. A door leads out to the garden, offering convenient access for outdoor dining and entertaining. To the first floor there are three double bedrooms — a well-proportioned main bedroom, a good-sized second bedroom, and a smaller third bedroom. There is a generous and well-proportioned family bathroom with a modern 4-piece suite including bath, separate shower enclosure, wash basin with vanity unit, and WC. Externally, the property benefits from a driveway providing off-street parking and access to a single garage. The rear garden is enclosed and offers a combination of patio and lawn areas creating a pleasant outdoor space.

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**Semi-detached**

**Garage**

**Enclosed, Private Garden**

**Driveway**

**Stylish Re-Fitted Bathroom**

**Double Glazing and Gas Central Heating**

**Conservatory with access to the garden**

**Close to Local Schools and Nearby Transport Links**

For any more information regarding the property please contact us today

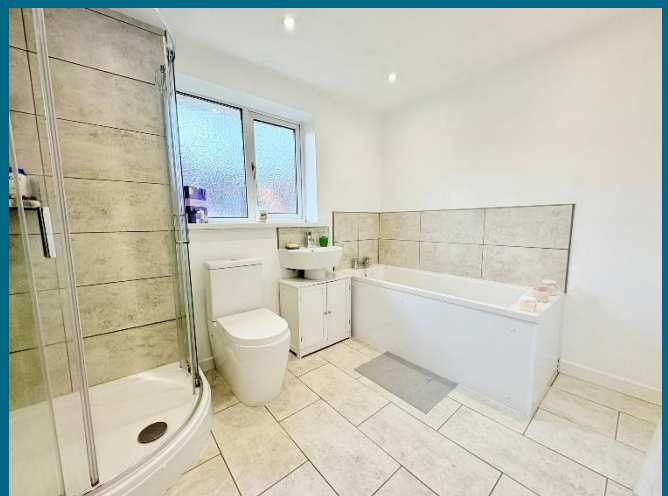
**ENTRANCE PORCH:** Double Glazed entrance door and windows, laminate floor, door to:

**LIVING ROOM:** 11' x 14.8' (3.35m x 4.47m) Maximum measurement. Generously proportioned living room, carpet floor, radiator, double glazed window, door to stairs and door to:

**DINING ROOM/STUDY:** 7.3' x 9.6' (2.21m x 2.9m) Laminate flooring, radiator, double glazed sliding door into conservatory which floods the room with natural light and door to:

**KITCHEN:** 10.2' x 9.2' (3.1m x 2.79m) Incorporating a range of base, wall and drawer units, co-ordinating worktop, tiled splashback, sink unit with mixer taps, plumbing for washer and dishwasher, double glazed window with view of the appealing garden, double glazed door to garden.

**CONSERVATORY:** 7.7' x 6.1' (2.31m x 1.85m) Tiled floor, radiator, double glazed windows creating a naturally light room, double glazed French doors to the garden.



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**LANDING:** Carpet floor, door to:

**BEDROOM ONE:** 12.1' x 9.9' (3.68m x 2.97m)

Maximum measurement. A well-proportioned double bedroom, laminate flooring, radiator, double glazed window.

**BEDROOM TWO:** 10' x 9.9' (3.05m x 2.97m) Double bedroom with laminate flooring, radiator, double glazed window with outlook over rear garden, access to loft.

**BEDROOM THREE:** 9.6' x 8.7' (2.9m x 2.62m) Carpet floor, radiator, double glazed window.

**BATHROOM:** Refitted contemporary bathroom, tiled floor and partially tiled walls, double glazed privacy glass, bath, low level cistern W.C., chrome shower with rainfall shower, contemporary white vanity unit with mixer tap.

**EXTERNALLY:** Generous garage with drive for off-street parking. Front garden area, enclosed part paved rear garden, providing ample space for relaxing and entertaining.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Cable

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: B**

## **EPC RATING: C**

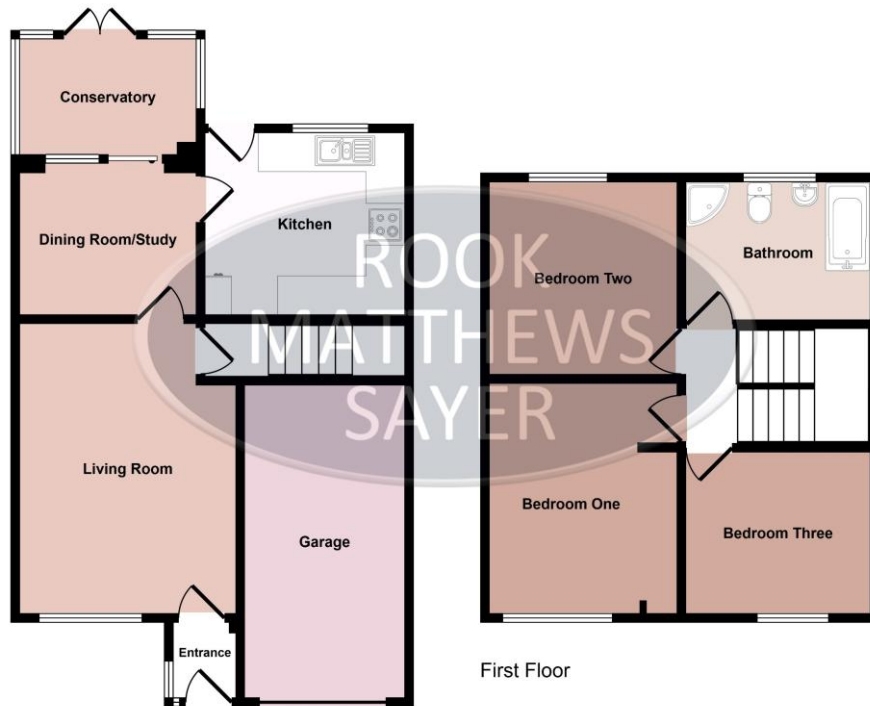
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First Floor

Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	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



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