



Hartburn Terrace | Seaton Delaval | NE25 0AY

**£58,000**

Generously sized one-bedroom first-floor flat sold with the current long-term tenant in situ, making it an excellent turnkey investment opportunity. The property is accessed via a private ground-floor entrance with useful storage space and direct access to the rear yard, with stairs leading up to the main accommodation. Inside, the flat offers a bright and well-proportioned living room overlooking the front of the property, featuring a decorative fireplace, traditional coving and a large window that floods the space with natural light. The kitchen/breakfast room provides a range of fitted wall and base units and ample work surfaces. The generous double bedroom is well presented and easily accommodates additional furniture, while the bathroom includes a full-sized bath, pedestal basin and W.C., complemented by a frosted window for light and privacy. Externally, the property benefits from a shared rear yard and access to a private garage.

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### **First Floor Flat**

### **Double Bedroom**

**Long Term Tenant In Situ**

**Kitchen/Breakfasting Room**

**Investment Opportunity**

**Shared Rear Yard**

**Good Size Living Room**

**Private Garage**

For any more information regarding the property please contact us today

**ENTRANCE HALLWAY:** Entrance door, rear door to yard, stairway to first floor.

**LANDING:** Loft access hatch, radiator, door to:

**KITCHEN** 11'9 x 7'2 (3.58m x 2.18m): Incorporating a range of base, wall and drawer units, worktops, part tiled walls, double glazed window, plumbing for washer, combi boiler,

**LOUNGE** 15'1 x 11'9 (4.59m x 3.58m)  
Measurement into alcoves: Double glazed window, radiator, outset gas fire, radiator.

**BEDROOM** 12'7 x 15'1 (3.84m x 4.59m)  
Measurement into alcoves: Double glazed window, radiator.

**BATHROOM:** Double glazed frosted window, low level cistern W.C, pedestal, basin, bath.

**EXTERNALLY:** Shared rear yard with a detached garage.

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## PRIMARY SERVICES SUPPLY

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

## 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

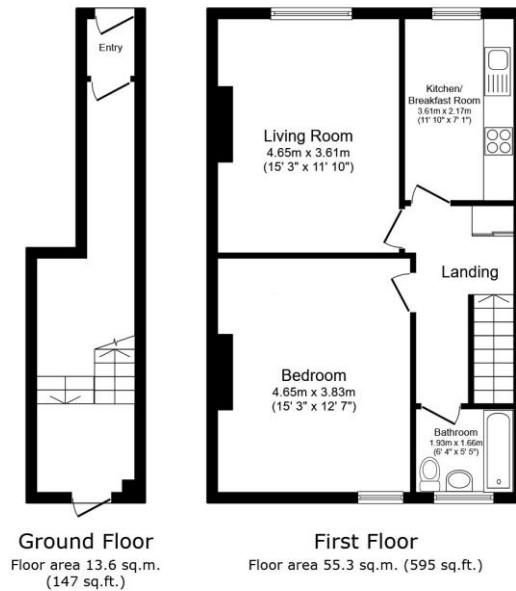
Leasehold- 999 years from 2014 (988 years remaining)

## COUNCIL TAX BAND: A

## EPC RATING: D

WB3206.TJ.DB.11.11.2025 .V.1





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.ie](http://www.Propertybox.ie)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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