



Ilderton Crescent | Seaton Delaval | NE

**£360,000**

Beautifully located on this highly sought after modern development in Seaton Delaval. Close to local schools, shops, bus routes and the newly opened train line, just two stops from Newcastle City Centre. This gorgeous detached property is elegant, stylish and showcases ample natural light throughout! Impressive hallway with turned staircase and porcelain tiled floor, downstairs cloaks/w.c., tastefully styled lounge with feature bay window. Fabulous, open plan living and dining kitchen with central island and utility area, integrated appliances and two sets of French doors overlooking and providing access out to the rear garden. Spacious landing with stairs up to the second floor, three bedrooms, one with fitted wardrobes, stylish en-suite shower room, splendid modern bathroom. Second floor bedroom with fitted storage, dormer window and beautiful en-suite shower room. Enclosed rear garden with lawn, borders and shed, detached garage and parking. Just wonderful!!

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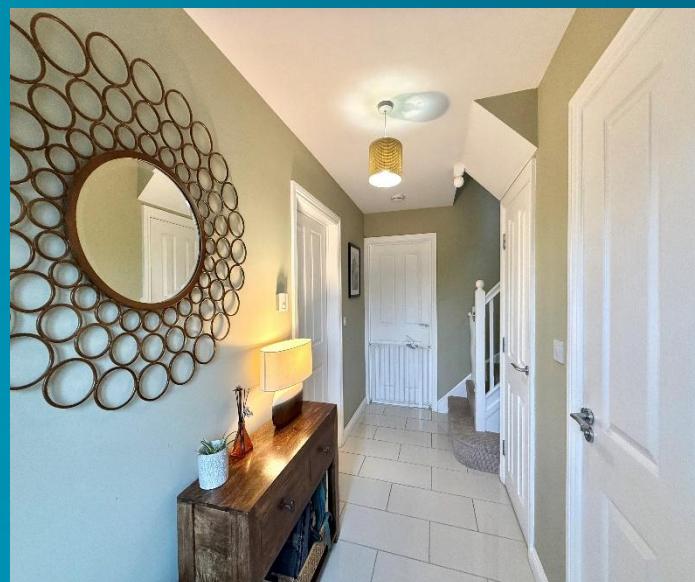
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Double glazed entrance door to:

**ENTRANCE HALLWAY:** impressive hallway with porcelain flooring, radiator, feature turned staircase to the first floor, storage cupboard, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C.:** stylish cloaks comprising of, pedestal wash basin with mixer taps, low level w.c with push button cistern, porcelain flooring, radiator, double glazed window.

**LOUNGE:** (front): 14'8 x 14'4 (4.5 x 4.4), measurements into double glazed window, feature bay window, radiator.

**OPEN PLAN LIVING/DINING KITCHEN:** (rear): 15'2 x 14'9 (4.6 x 4.5), stunning open plan dining/kitchen, beautifully presented, showcasing a central island, a range of base, wall and drawer units, gas hob, cooker hood, electric oven, dishwasher, one and a half bowl sink unit with mixer taps, door to utility area, French door out to rear garden, porcelain flooring, radiator.

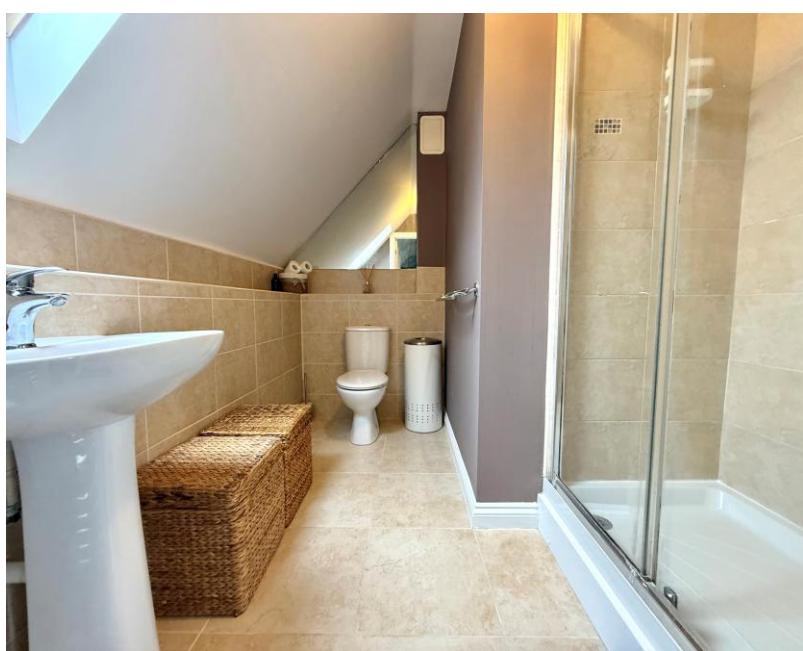
**FAMILY ROOM/SNUG:** (rear): 10'4 x 10'4 (3.1 x 3.1) cosy family area, French door to rear garden, porcelain flooring, radiator.



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**FIRST FLOOR LANDING AREA:** storage cupboard, radiator.

**BATHROOM:** splendid family bathroom comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiling to walls, mirrored wall, tiled floor, double glazed window, radiator

**BEDROOM TWO:** (front): 10'2 x 11'1 (3.1 x 3.3), double glazed window, sliding fitted wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** (front) stylish en-suite, shower cubical, pedestal wash basin with mixer taps, low level w.c. with push button cistern, tiled shower area, tiled flooring, radiator.

**BEDROOM THREE:** (rear): 13'8 x 8'1 (4.2 x 2.4), double glazed window, radiator.

**BEDROOM FOUR:** (rear): 9'9 x 8'6 (3.0 x 2.6), double glazed window, radiator,

Stairs to:

**SECOND FLOOR LANDING:** storage cupboard, door to:

**BEDROOM ONE:** (front): 14'8 x 14'4 (4.5 x 4.3), feature bay dormer window, sliding fitted wardrobes, radiator.

**EN-SUITE SHOWER ROOM:** (rear): lovely en-suite, shower cubical, pedestal wash basin with mixer taps, low level w.c. with push button cistern, half tiled walls, tiled shower area, tiled flooring, skylight window, radiator.

**EXTERNALLY:** Enclosed rear garden with lawn, borders and shed, detached garage and parking.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: E**

**EPC RATING: C**

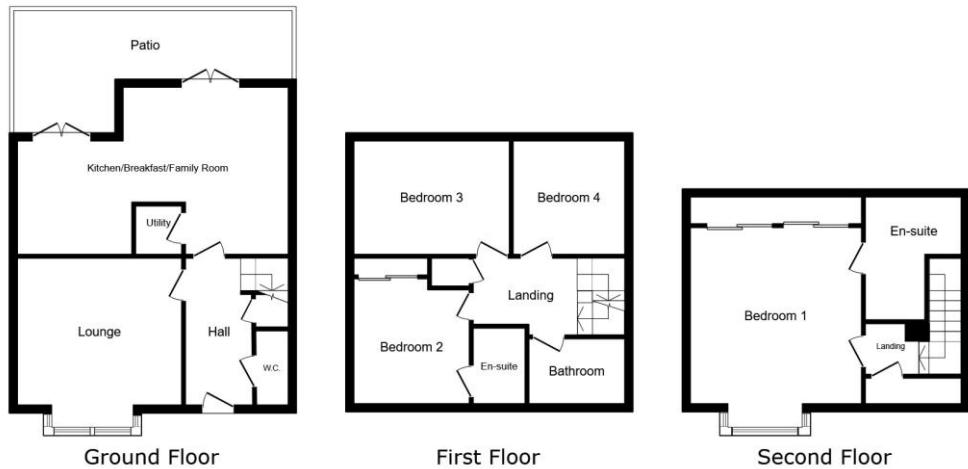
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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