



Ambridge Way | Seaton Delaval | NE25 0PY

£230,000

Nestled away in this sought after estate in Seaton Delaval, this three- bedroom end link home exudes style and elegance. Close to local schools, amenities, bus routes, and Seaton Delaval train station. Welcoming entrance lobby leads into a stunning lounge which showcases the home's charm and style. To the rear of the property an outstanding kitchen/dining area with integrated appliances, French doors opening onto and overlooking the rear garden, downstairs cloaks W.C., creating a superb space designed for effortless entertaining. To the first floor, a generous landing, two bedrooms, one with fitted sliding wardrobes and storage cupboard as well as a family bathroom. Stairs that lead, to the second floor where you will find an outstanding principal bedroom with fitted sliding wardrobes and a stylish en-suite, showcasing a luxurious private retreat. Externally, the property features an enclosed rear garden and seating area, shared driveway and a detached garage.

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**Fabulous Modern Three Bedroom
End Link Home**

**Beautiful and Spacious Sized
Lounge**

Principal Bedroom with En-Suite

Lovely Family Bathroom

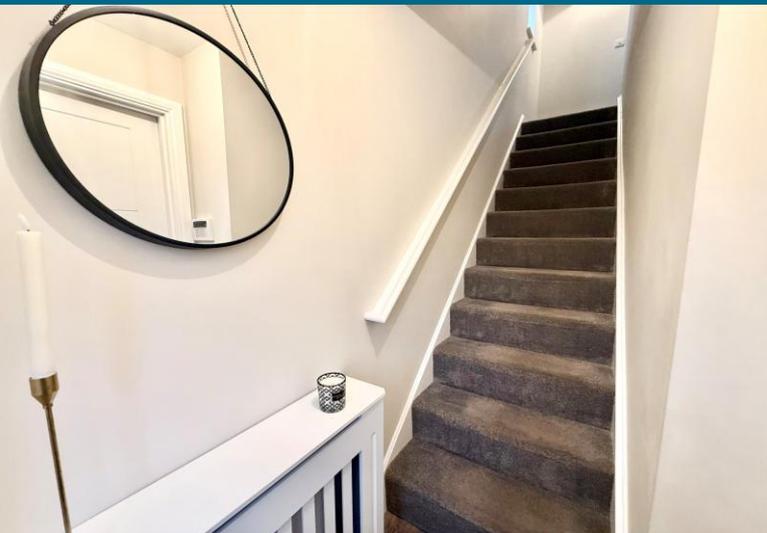
Two Bedrooms to the First Floor

Rear Garden with Patio and Lawn

**Shared Driveway and Detached
Garage**

Gorgeous Kitchen/Diner

For any more information regarding the property please contact us today



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Detached Garage/Allocated Parking Bay

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

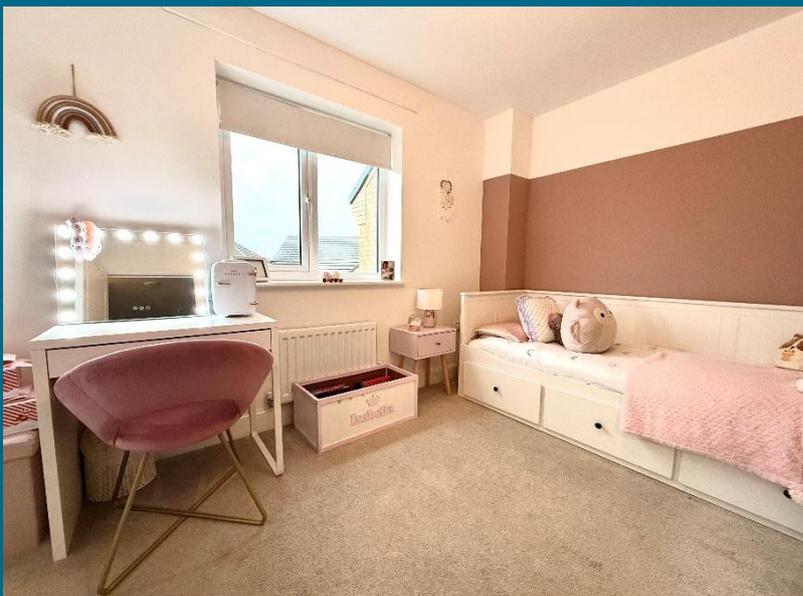
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Management fee £125.58 half yearly payable to Open Spaces

COUNCIL TAX BAND: C

EPC RATING: B

WB3612.LI.DB.06.02.2026.V.2



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ENTRANCE LOBBY: stairs to first floor **LOUNGE:** (front) 13'6 x 10.4 (3.9m x 3m), beautifully presented lounge, laminate flooring, radiator, double glazed window

KITCHEN/DINER: (rear) 12'8 x 13'5 (3.6m x 3.9m), stunning kitchen/dining area, range of base, wall and drawer units, contrasting worktops, integrated fridge/freezer, washing machine, electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, French doors to rear garden, laminate flooring, double glazed window, radiator

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

FIRST FLOOR LANDING AREA: spacious landing area with radiator, stairs to second floor

SECOND BEDROOM: (rear) 11'6 x 9'1 (3.3m x 2.7m), sliding fitted wardrobe, storage cupboard, radiator, double glazed window

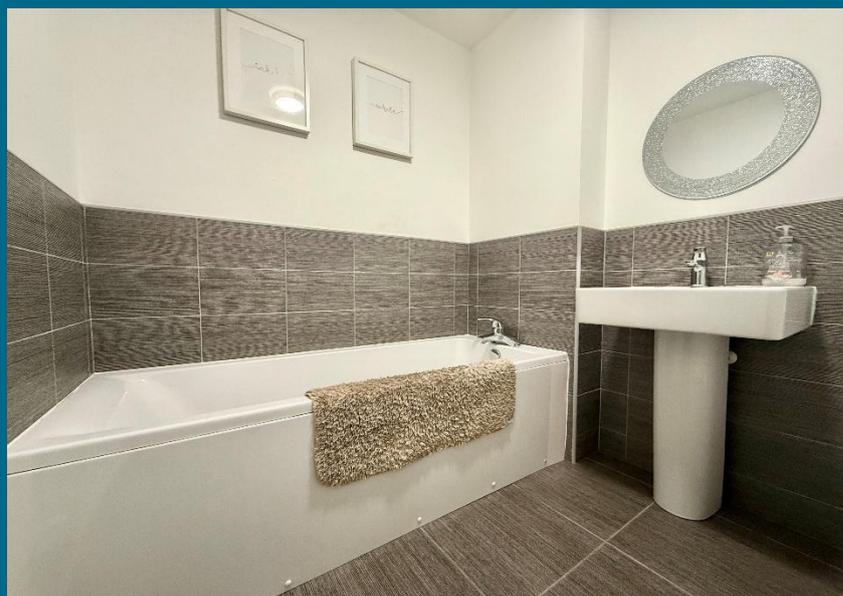
THIRD BEDROOM: (front) 7'1 x 9'6 (2.1m x 2.7), double glazed window, radiator

FAMILY BATHROOM: (side) splendid family bathroom comprising of, bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, part tiled walls, radiator

BEDROOM ONE: (front) 13'5 x 14'1 (3.9m x 4.2m), sliding fitted wardrobes, two double glazed windows, radiator

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

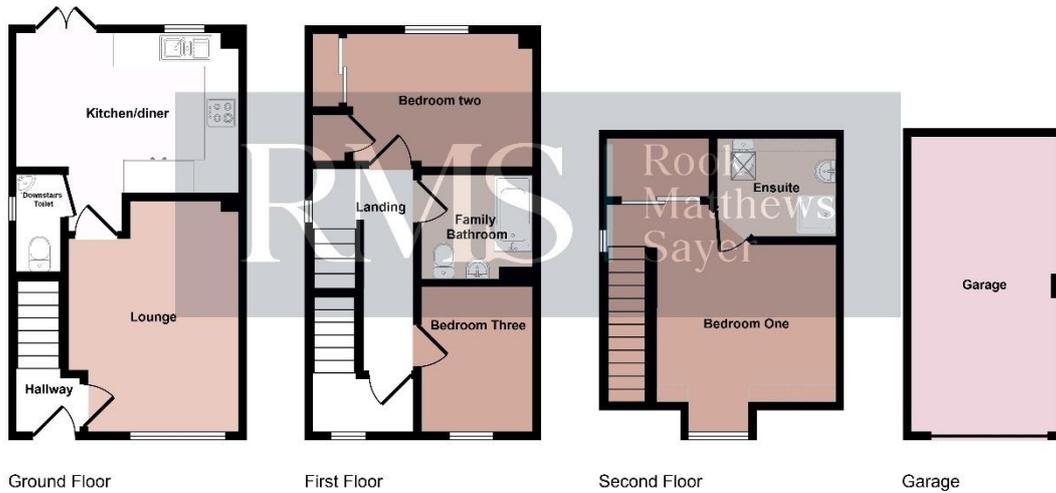
EXTERNALLY: Enclosed rear garden with lawn and patio, detached garage and shared driveway



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 Denotes head height below 1.5m

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		96 A
81-91	B	84 B	
69-80	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



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.