

Oak Street | Seaton Burn | NE13 6HD

£120,000

2 1 1

Traditional end-link house

Two double bedrooms

Summer house

Fully fitted kitchen

Generous west-facing garden

Close to shops, local amenities, and transport links

RMS | Rook Matthews Sayer

A traditional two-bedroom end-link house with a generous west-facing garden, summer house, ground floor WC, and off-street parking. The property occupies a pleasant cul-de-sac position and is conveniently located close to shops, local amenities, and transport links, while also being within easy reach of the A1 motorway.

The accommodation briefly comprises an entrance leading to a sitting room, a fully fitted kitchen, a utility room, and a ground floor WC. To the first floor are two double bedrooms and a family bathroom with shower facilities. Externally, the rear of the property features a generous west-facing garden with a decked patio area and summer house. To the front, there is a driveway providing off-street parking. Additional benefits include gas-fired central heating and double glazing throughout.

ENTRANCE
Double glazed entrance door to kitchen.

KITCHEN 13'0 x 8'8 (3.96 x 2.64m)
Fitted with a range of base units, single drainer sink unit, built in electric oven, built in electric hob, tiled floor.

SITTING ROOM 15'5 (into alcove) x 11'4 (4.70 x 3.45m)
Double glazed window to rear, laminate flooring, understairs cupboard, radiator.

WC
Double glazed window, low level WC, wash hand basin.

UTILITY 6'1 x 5'9 (1.85 x 1.75m)
Space for washing machine, space for dishwasher, tiled floor, combination boiler, double glazed window.

REAR HALLWAY
Double glazed door to rear, staircase to first floor.

HALF LANDING
Double glazed window.

FIRST FLOOR LANDING
Access to roof space.

BEDROOM ONE 14'8 (plus alcove) x 9'4 (4.47 x 2.84m)
Double glazed window to rear, built in cupboard, radiator.

BEDROOM TWO 10'0 x 11'2 (3.05 x 3.40m)
Double glazed window to front, radiator.

BATHROOM/W.C.
Panelled bath with shower over, twin wash hand basin, low level WC, part tiled walls, radiator, double glazed frosted window.

DRIVEWAY TO FRONT

REAR GARDEN
Laid mainly to lawn, westerly facing, fenced boundaries, summer house, decked patio area.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: TBC
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.

AGENTS NOTE
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: C

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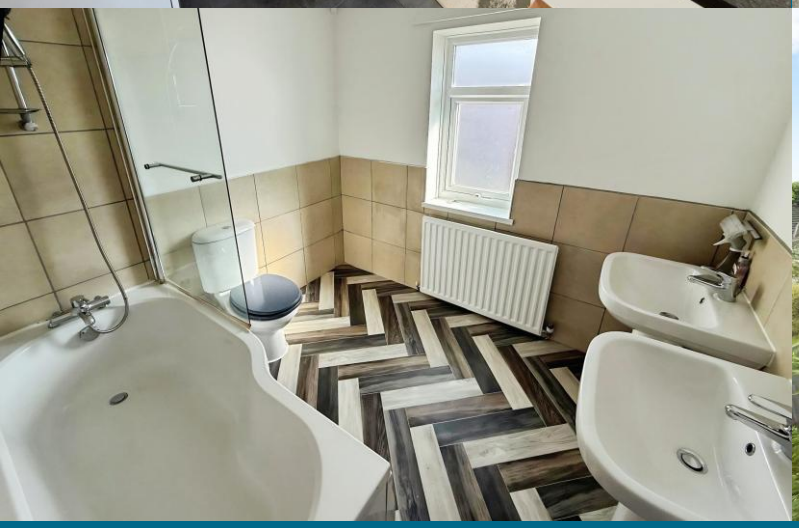
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EPC RATING

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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.

The Property Ombudsman

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