



Glanton Avenue | Seaton Delaval | NE25 0EH

£145,000

Stunning two bedroom semi detached home located on this popular residential street. Close to local schools, shops, Seaton Delaval Train Station and five minute drive from the charming Seaton Sluice village with its scenic beach and picturesque surroundings. Entrance porch, hallway, stunning lounge with striking media wall, contemporary kitchen with integrated appliances, utility room and enclosed rear garden. To the first floor are two double bedrooms, both with fitted wardrobes providing excellent storage space and stunning shower room with walk in shower. The property also benefits from a double paved driveway, EV charging point and an enclosed rear garden.

RMS | Rook
Matthews
Sayer



2



1



1

Gorgeous Semi Detached Family Home

Two Double Bedrooms with Fitted Wardrobes

Contemporary Kitchen and Utility Area

Stunning Bathroom with Walk In Shower

Fabulous Sized Rear Garden

Double Paved Driveway with EV Charge Point

Entrance Porch and Hallway

Excellent Access to Shops, Schools and Transport Links

For any more information regarding the property please contact us today

ENTRANCE PORCH: (front) entrance door, two double glazed windows, door to:

HALLWAY: (front) 7'6 x 6'1 (2.29m x 1.85m), double glazed window, radiator, door to:

LOUNGE: (front) 20'7 x 10'9 (6.27m x 3.28m), measurements into alcoves, feature media wall, two double glazed windows, two radiators

KITCHEN: (side) 12'2 x 8'1 (3.71m x 2.46m), incorporating a range of base, wall and drawer units, contrasting worktops, tiled walls, gas hob, electric oven, cooker hood, one and a half drainer sink unit with taps, dishwasher, washing machine, double glazed window, radiator

UTILITY ROOM: (rear), storage cupboards and access to the rear garden

LANDING: double glazed window, door to:

BEDROOM ONE: (front) 14'1 x 9'9 (4.29m x 2.97m), fitted wardrobe, double glazed window, radiator

BEDROOM TWO: (rear) 10'0 x 11'1 (3.05m x 3.38m), fitted wardrobes, double glazed window, radiator

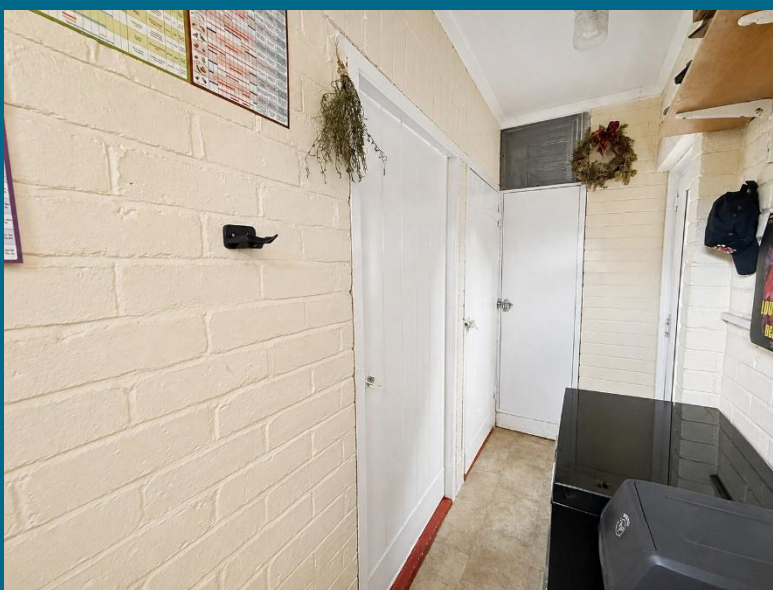
SHOWER ROOM: (rear) 6'0 x 5'4 (1.83m x 1.62m), modern suite comprising walk-in shower with additional rainfall shower, glazed screen, wash hand basin with mixer taps within vanity unit, concealed cistern W.C, ladder radiator, spotlights to ceiling

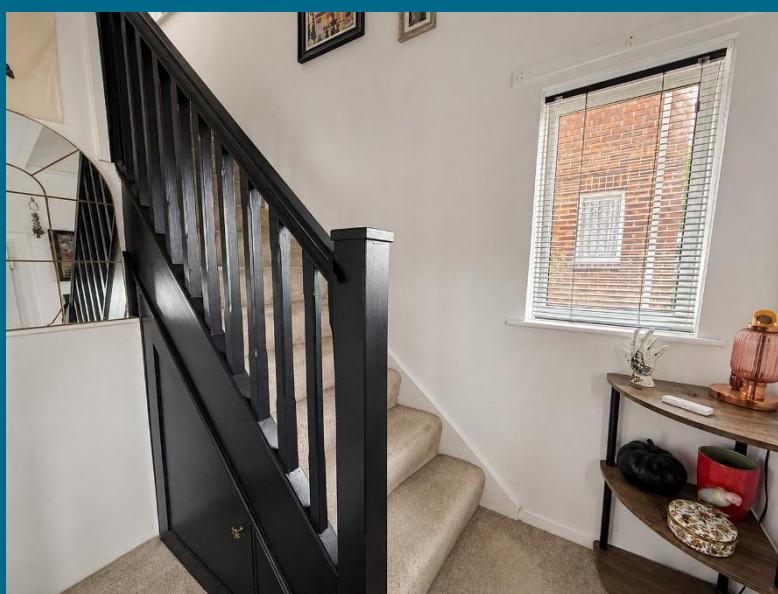
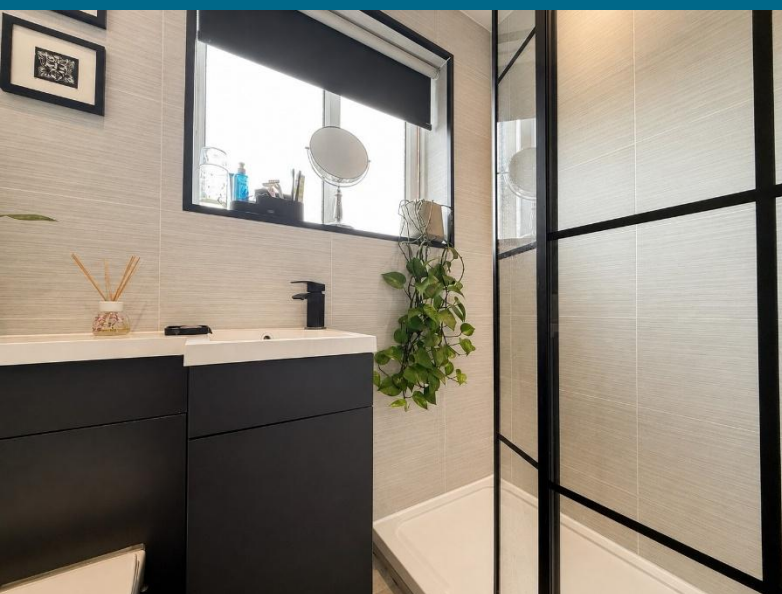
EXTERNAL: enclosed rear garden with fenced borders and lawn, double paved driveway to the front with EV charging point

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





Awaiting Floorplan

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: Driveway

MINING

The Northeast 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: A

EPC RATING: C

WB4023.LI.LI.01/09/2026.V.1

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 relation to this property.

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.



T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer