



RMS | Rook
Matthews
Sayer

Chapel Court | Seaton Burn | NE13 6DP

Offers Over £140,000



**Well-appointed end-link
house**

**Enclosed landscaped rear
garden**

Generously sized kitchen

Two bedrooms

Off-street parking

**Access to local shops,
amenities, & transport links**

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A well appointed two bedroom end link house located within this popular residential area well positioned for access to local shops, amenities, transport links and the A1 motorway. The property is ideally suited for a first time buyer and benefits from a landscaped garden to the rear and driveway. Additional features include UPVC double glazing and gas fired central heating.

Briefly comprising entrance hallway leading to the sitting room with staircase leading to the first floor and good size kitchen. To the first floor are two bedrooms and a bathroom with shower. Externally to the rear is an enclosed landscaped garden with patio area and driveway.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window.

LOUNGE 12'11 x 14'1 (3.94 x 4.29m)

Double glazed window to front and side, staircase to first floor, coving to ceiling, and two radiators.

KITCHEN 12'11 x 8'11 (3.94 x 2.72m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in gas hob, extractor hood, space for automatic washer, tiled splash back, wall mounted combination boiler, laminate flooring, integrated fridge and freezer, radiator, double glazed window, double glazed door.

FIRST FLOOR LANDING

Double glazed window, built in cupboard, and a radiator.

BEDROOM ONE 13'0 x 11'5 (3.96 x 3.48m)

Double glazed window to front and side, built in wardrobe, built in cupboard, radiator.

BEDROOM TWO 9'0 x 5'8 (plus doorway) (2.74 x 1.73m)

Double glazed window to rear, laminate flooring, and a radiator.

BATHROOM/W.C.

Three piece suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, extractor fan, double glazed frosted window to rear.

REAR GARDEN

Lawned area, patio, gravelled driveway, gated access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

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.

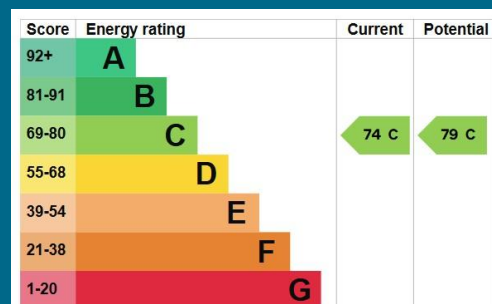
TENURE

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

GS00016254.DJ.PC.24/08/26.V.1





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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.

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