



Washington Grove, Seaton Delaval



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

£100,000

Description

TASTEFULLY PRESENTED TWO BEDROOM GROUND APARTMENT WITH IMPRESSIVE PRIVATE REAR GARDEN AND PARKING - OFFERED WITH NO UPPER CHAIN

Brannen & Partners are pleased to present to the market this attractive and well-maintained ground floor apartment, offering bright and spacious accommodation throughout. The property features a stylish open plan living and kitchen area, two well proportioned bedrooms, and a modern bathroom. A particular highlight of the home is the impressive private rear garden, designed for low maintenance enjoyment and providing an excellent outdoor space for relaxing or entertaining. Further benefits include an allocated parking bay, fully accessible single-level accommodation with no steps throughout, and the added advantage of being offered to the market with no upper chain.

Briefly comprising: the welcoming entrance hallway benefits from a useful storage cupboard and leads through to the open plan kitchen and living area.

The living space is filled with natural light and features double patio doors opening directly onto the impressive rear garden, creating a seamless connection between indoor and outdoor living.

The stylish kitchen is fitted with a range of modern units and includes an integrated gas hob with overhead extractor fan, integrated fridge freezer, and plumbing for a washing machine. A window overlooks the rear garden, providing a pleasant outlook.

A door from the kitchen leads to an inner hallway giving access to two bedrooms and the bathroom. The generous principal bedroom benefits from a fitted sliding-door wardrobe and a large window overlooking the rear garden.

The second bedroom, currently utilised as a dressing room, also enjoys a large rear-facing window and offers versatile accommodation.

The bathroom is fitted with a suite comprising a bath with overhead shower, wash hand basin and WC.

Externally, the property boasts an impressive, enclosed rear garden which has been beautifully maintained and designed for ease of upkeep, featuring a paved seating area and artificial lawn. This fantastic outdoor space is ideal for entertaining and relaxing.

Further benefits include a dedicated parking bay.

Situated within the popular Washington Grove development in Seaton Delaval the property is ideally located for easy access to local shops, schools, cafés, and everyday amenities within the village centre. Excellent transport links are nearby, including Seaton Delaval railway station, providing direct connections to Newcastle, Northumberland, and the wider region. Major road networks, including the A19 and A1, are easily accessible. Residents can enjoy nearby coastal attractions, beautiful countryside walks, and the historic Seaton Delaval Hall. The vibrant seaside towns of Whitley Bay and Tynemouth are just a short drive away, offering award-winning beaches, restaurants, and leisure facilities.

The property is being sold under Northumberland County Councils affordable housing scheme (Section 106) and is offered at 20% below current market value. Prospective buyers must demonstrate that they match the given criteria to be considered for this scheme. Guidance can be given upon a formal offer being made.

Entrance Hallway

6'10" x 3'7"

Open Plan Living Room and Kitchen

19'3" x 13'0"

Inner Hallway

9'1" x 3'5"

Master Bedroom

12'2" x 8'6"

Bedroom

7'6" x 7'6"

Bathroom

7'7" x 5'6"

Rear Garden

Allocated Parking Bay

Tenure

Leasehold

250 YEARS FROM 01ST JAN 2014

