

FOR
SALE

30 HAYWARD AVENUE, SEATON DELAVAL NE25 0AF
£135,000



2 BEDROOM FLAT

- STUNNING TWO BEDROOM GROUND FLOOR FLAT
- RECENTLY RENOVATED
- OPEN PLAN LOUNGE DINER
- FABULOUS NEWLY FITTED KITCHEN
- CONTEMPORARY SHOWER ROOM WC
- PRIVATE YARD WITH PARKING
- EPC RATING C

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VESTIBULE

HALLWAY

LOUNGE DINER
15'3 x 14'11

KITCHEN
14'11 x 8'8

BEDROOM
15'2 x 15'1

BEDROOM
9'0 x 7'6

SHOWER ROOM WC
7'5 x 3'4

REAR YARD

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Embleys are delighted to be instructed in the sale of this beautiful ground floor flat, full of period charm which is perfectly situated on a pedestrainised street within a popular residential location and is ideal for a range of buyers.

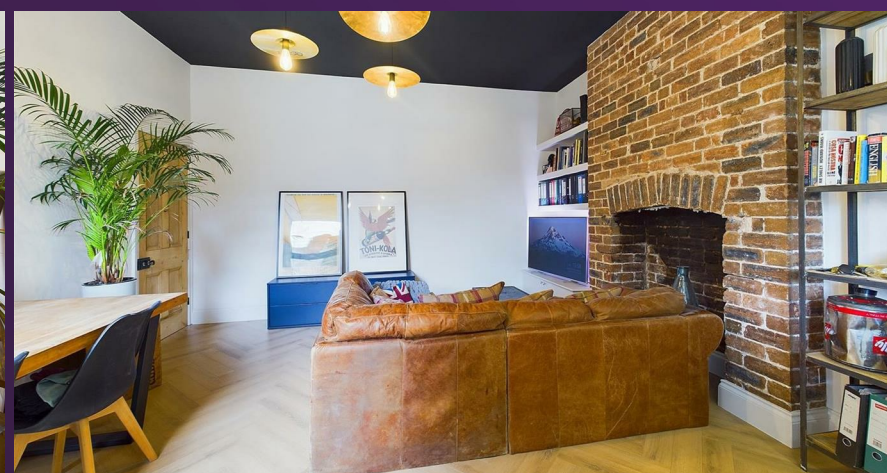
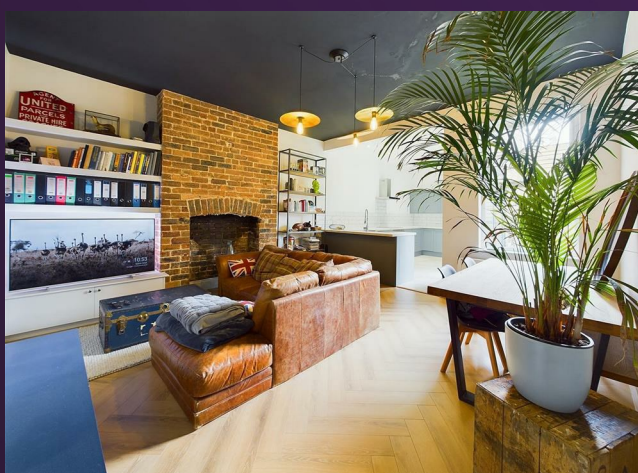
With over 750 square foot of accommodation set on one floor this stunning home consists of a vestibule and entrance hallway with doors to a beautiful open plan lounge diner and fabulous contemporary kitchen benefitting from wall, base and drawer units with contrasting worktops, integrated single oven, four ring induction hob, chimney hood, washing machine and fridge freezer with doors to the rear yard. There are two stylish bedrooms and a contemporary shower room WC which benefits from a walk in rainfall shower, vanity washbasin and integrated WC. Externally there is a front town garden and private rear yard with driveway parking.

The generous size, amazing condition and superb layout of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Seaton Delaval's appeal lies in its proximity to the coast, Holywell Dene and the diversity of schools, amenities and things to do locally. Served by excellent transport links, this popular area attracts a diverse community from retirees to families and young couples.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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