

Accommodation

Ground Floor

Entrance Lobby

with new part glazed composite front door, wood effect laminate flooring

Lounge (front) 18' 3" x 11' 8" inc stairs (5.56m x 3.55m)

TV point, feature fireplace, upvc double glazed bay window, central heating radiator, understair cupboard, glazed staircase to the first floor

Breakfasting Kitchen (rear) 11' 8" x 8' 5" (3.55m x 2.56m)

superbly fitted with high gloss wall, floor and drawer units incorporating a five burner gas hob with stainless steel and glass extractor hood, electric oven, fridge and freezer, dishwasher, Belfast sink unit with chrome mixer tap, granite effect worktops, ceramic tiling above worktops, upvc double glazed window, under unit and floor level decorative lighting, wood effect laminate flooring, door to:-

Conservatory/Sun Lounge

upvc double glazed windows and double french doors opening onto the rear garden, wood effect laminate flooring, wall lights, vertical panelled radiator, TV point

First Floor

Stairs up to the First Floor Landing

Bedroom One (front) 10' 0" x 9' 5" (3.05m x 2.87m)

plus fitted wardrobes to one wall, central heating radiator, wood effect laminate flooring, upvc double glazed window

Bedroom Two (rear) 9' 6" x 8' 3" (2.89m x 2.51m)

plus triple built in mirror fronted wardrobes, central

Bathroom/w.c.

fitted with a three piece white suite of a panelled bath with rainfall shower over and glazed screen, pedestal wash hand basin and low level w.c., ceramic tiling around bath, chrome heated towel rail, built in cupboard, upvc double glazed window

External

garden to the front with lawn and flowerbed, block paved driveway to the front and side providing off street car parking and access to an attractive rear garden with block paved and gravelled patio areas, shed with electric point

Tenure

freehold

Council Tax

Band A

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents 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 any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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PrimeLocation

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Internal Inspection Essential

Superb Semi Detached House

Two Double Bedrooms

Sun Lounge/Conservatory Extension

Splendid Fitted Kitchen

Exceptional Standard of Decoration & Fittings



****INTERNAL INSPECTION IS STRONGLY RECOMMENDED OF THIS HUGELY IMPRESSIVE FREEHOLD SEMI DETACHED HOUSE**** which has been decorated, fitted and extended to a particularly high standard. It occupies a pleasant cul de sac position on this favoured residential estate in the heart of Seaton Delaval and close to public transport and road links to nearby centres. The accommodation briefly comprises an entrance lobby, a spacious lounge with glazed staircase to the first floor, a superb fitted breakfasting kitchen with integrated appliances, a large conservatory extension to the rear, two double bedrooms both with fitted wardrobes and a well fitted bathroom/w.c. Externally there is a garden to the front with a block paved driveway providing off street car parking for two cars and a splendid landscaped rear garden. The property has gas fired central heating, upvc double glazing and should appeal to a wide range of prospective buyers.

