



Trading Places



27 Roxburgh Close, Seaton Delaval, NE25

Offers in the region of £159,950

Semi Detached Family home** Modern Residential Estate** Garage and Gardens

Trading Places welcome to the market for sale this lovely modern three bedroom semi detached family home. Located on this newly built residential estate by Bellway Homes of Seaton Delaval on Roxburgh Close. Situated close to local shopping facilities, amenities and having easy access to local transport links as well as in catchment for popular schools. The property is offered with no further chain details and is ideal for first time buyers or a small family. Benefiting from double glazing and gas central heating and briefly comprising of:- Entrance hallway, cloaks wc, spacious lounge/dining room with french doors to the rear leading out to a good size rear garden, breakfasting kitchen fitted with modern units and built in appliances. To the first floor there are three bedrooms the master having en-suite shower room and a family bathroom. Externally there is a large rear garden and an attached single garage and drive to the side. Viewing is highly recommended and can be arranged by appointment through our branch on 0191-202511189. Please call to arrange an appointment. EPC Rating C.



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Entrance hallway

Double glazed panel door, radiator, stairs to first floor, laminate flooring and doors off to:-

Cloaks wc

Low level wc, pedestal wash hand basin, radiator, extractor fan, double glazed frosted window to the front and tiled flooring.

Breakfasting kitchen 9'1 x 8'8 (2.77m x 2.64m)

Fitted with a range of modern cream wall and base units with roll top work surfaces, built in electric oven, gas hob with extractor chimney above, integrated fridge, integrated freezer, one and a half bowl sink and drainer with mixer taps, wall mounted boiler housed in wall unit, double glazed window to the front, radiator and laminate flooring.

Lounge/dining room 16'8 x 15' (5.08m x 4.57m)

Double glazed window to the rear, double glazed french doors to the rear, television point, under stairs cupboard, two radiators.

First floor landing

Double glazed window to the side and built in storage cupboard.

Master bedroom 12'2 x 9' 10 (3.71m x 2.74m 0.25m)

Double glazed window to the rear, fitted wardrobes and fitted drawers, radiator, loft access and door to:-

En-suite

Three piece suite comprising of:- double step in shower cubicle with plumbed shower, pedestal wash hand basin, low level wc, radiator, extractor fan, tiled flooring.

Bedroom two 9'9 x 8'11 (2.97m x 2.72m)

Double glazed window to the front and radiator.

Bedroom three 7'11 x 6'8 (2.41m x 2.03m)

Double glazed window to the rear and radiator.

Family bathroom

Three piece white suite comprising of:- panelled bath, pedestal wash hand basin, low level wc, half tiled walls, heated towel rail, double glazed frosted window to the front.

External

Front Garden:- small lawn area and wrought iron railings.

Rear Garden:- Fenced to sides and rear, mainly laid to lawn with paved patio area.

Garage and drive

Single brick garage in a block of three to the side with up and over garage door, power and lighting, plumbed for washing machine and tarmac drive providing off street parking.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

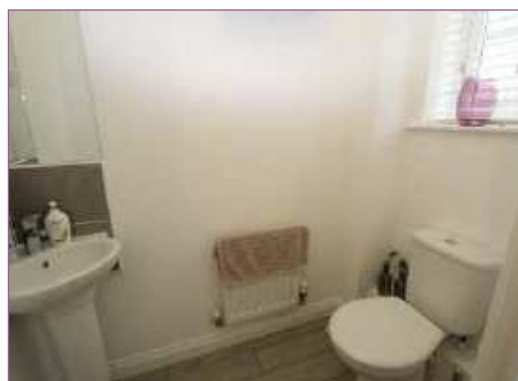
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