



## 2 bed ground floor flat to buy in

Hayward Avenue, Seaton Delaval, Whitley Bay, Northumberland, NE25 0AF

**£75,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Ground Floor Two Bedroom Flat
- ✓ Spacious Living Room
- ✓ Popular Residential Location
- ✓ Ideal First Time Buy or Investment Opportunity
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD VIA OUR ONLINE AUCTION. FEES APPLY.

Pattinson Estate Agents are delighted to welcome to the market this well-presented two-bedroom ground floor flat, ideally located on Hayward Avenue in the popular residential area of Seaton Delaval, Whitley Bay.

Offering comfortable and practical living accommodation throughout, this property is an excellent opportunity for first-time buyers, downsizers or investors alike.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious and bright living room, providing a comfortable space for relaxing and entertaining. The fitted kitchen offers a range of wall and base units with ample workspace and room for appliances.

The property benefits from two well-proportioned bedrooms, providing versatile accommodation to suit a variety of needs, alongside a modern bathroom suite.

Externally, the property benefits from allocated parking, providing convenience for residents.

Situated in the desirable area of Seaton Delaval, the property is ideally placed for access to a range of local amenities, schools, transport links and nearby coastal areas, while also offering excellent connections to Whitley Bay, Cramlington and Newcastle upon Tyne.

Early viewing is highly recommended to appreciate the accommodation and location this property has to offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 958

Price: Starting Bid £75,000

Property Type: Ground floor flat

Parking: Off Street

Listed property: No

Conservation area: No

Heating: Gas

Water meter: No

## Front Exterior

Situated within a popular residential area, the property benefits from a paved pathway providing access to the entrance. The exterior offers a welcoming approach, with allocated parking available for residents and a convenient ground floor position providing easy access into the apartment.



## Lounge

3.76m x 4.31m (12'4" x 14'1")

A spacious and bright reception room offering a comfortable and inviting space to relax and entertain. The room benefits from ample natural light, neutral décor and plenty of space for a range of living room furniture, creating a versatile area ideal for everyday living.



## Kitchen

2.73m x 3.93m (8'11" x 12'10")

Fitted with a range of wall and base units with complementary work surfaces, the kitchen provides a practical and functional space for everyday cooking. There is space for appliances and ample storage, with a window allowing natural light to fill the room. The layout offers a well-organised cooking area with everything required for modern living.



## Bathroom

1.63m x 2.36m (5'4" x 7'8")

A modern fitted bathroom suite comprising a panelled bath with overhead shower, wash hand basin and low-level WC. The room is finished with contemporary fixtures and fittings, with tiled surrounds and a window providing natural light and ventilation. A clean and practical space ideal for everyday use.



## Bedroom 1

4.15m x 4.44m (13'7" x 14'6")

A spacious double bedroom offering a comfortable and versatile living space. The room benefits from neutral décor, ample space for bedroom furniture and a window allowing plenty of natural light to enter, creating a bright and relaxing environment.



## Bedroom 2

2.27m x 3.02m (7'5" x 9'10")

A well-proportioned second bedroom offering flexible accommodation, ideal for use as a guest bedroom, child's room, home office or additional living space. The room benefits from neutral décor, a window providing natural light and space for bedroom furnishings.



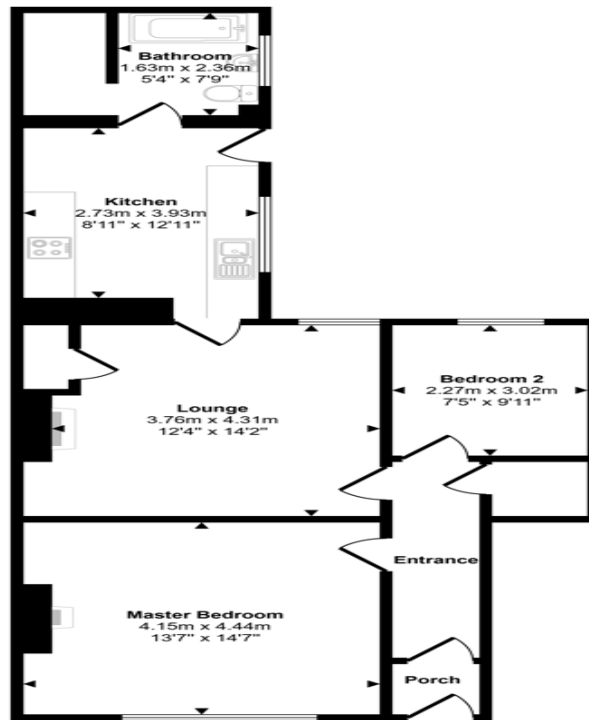
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## Rear Yard

The property benefits from access to well-maintained communal outdoor space, providing a pleasant area for residents to enjoy. The surrounding grounds offer a low-maintenance exterior with paved pathways and allocated parking, creating a practical and convenient setting for the apartment.



Approx Gross Internal Area  
73 sq m / 788 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 71      | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Hayward Avenue, Seaton Delaval, Whitley Bay, Northumberland, NE25 0AF

Contact your local branch today for more information on this property:

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