

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



**Roxburgh Close, Seaton Delaval - £177,500**



Whitley Bay Tel: 0191 251 1189



Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



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## Roxburgh Close, Seaton Delaval

Trading Places are delighted to offer this three bedroom town house situated on a modern development with accommodation spread over three floors and briefly comprises; entrance hallway with cloaks/wc, lounge/dining room with patio doors out to rear garden, kitchen with light oak fronted units, two double bedrooms and family bathroom on the first floor and a master bedroom suite on the top floor with generous bedroom area through to a dressing area and with an en suite shower room. At the rear of the property is a garden with high fenced boundaries and rear gated access. Viewing recommended. EPC Rating B.

### Hallway

Front entrance door opening to hallway with doors off to lounge/dining room, kitchen, storage cupboard and cloaks/wc. Staircase up to the two upper levels. Radiator.

### Cloaks/wc

White two piece suite comprising low level wc and wash hand basin with tiled splash backs. Radiator. Obscure window to the front elevation.

### Lounge/Dining Room (Rear) 4.99 x 4.01 (16'4 x 13'2 )

A generously proportioned reception room capable of taking both living and dining room furniture. Radiator. Double glazed patio doors opening out to the rear garden.

### Kitchen (Front) 1.85 x 3.80 (6'1 x 12'6 )

Fitted with a range of Shaker style light oak effect fronted wall, drawer and base units with brushed stainless steel handles with black granite effect work tops over with matching splash back trim incorporating white hard wearing sink unit with drainer and mixer tap, integrated brushed stainless steel & glass fronted electric oven with matching gas hob above and extractor canopy hood overhead. Plumbing and under bench space for washing machine. Space for upright fridge/freezer. Laminate tile effect flooring. Radiator. Double glazed window.

### Landing

Doors off to two of the three bedrooms. Radiator. Continuation of staircase up to master bedroom suite.

### Double Bedroom (Front) 4.0 x 2.34 (13'1 x 7'8 )

A generously proportioned bedroom with ample space for bedroom furniture. Two double glazed windows. Radiator.

### Double Bedroom (Rear) 4.0 x 3.25 (13'1 x 10'8 )

Generously proportioned with ample space for bedroom furniture. Double glazed radiator. Radiator.

### Family Bathroom/wc

Fitted with a white three piece suite comprising low level wc, pedestal wash basin and panel bath. Tiled walls to decorative border tiles at dado level. Tile effect laminate flooring. Radiator. Extractor fan.

### Top Floor Landing







Storage cupboard housing cylinder tank. Door off to master suite.

### **Master Bedroom 4.00 x 2.98 (13'1 x 9'9 )**

Plus dressing area of 3.0 x 1.94 (9'10 x 6'4 ) with en suite off. The master bedroom suite comprises bedroom area at the front of the property with double glazed dormer window, ample space for bedroom furniture and radiator and open through to dressing area with radiator and door off to en suite.

### **En Suite**

Fitted with a white three piece suite comprising step in shower cubicle, pedestal wash basin and step in double shower unit with glazed sliding doors. Radiator. Velux style window providing excellent natural lighting.

### **Front Garden Area**

Open plan grassed area at the front of the property with pedestrian access.

### **Rear Garden**

Mainly lawned with paved area and fenced boundaries and gated access to the rear.

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.

