



Ashkirk Way, Seaton Delaval
£92,000



LENNON
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Ashkirk Way, Seaton Delaval

Lennon Properties are pleased to offer for sale this very well presented two bedroom ground floor flat situated in the desirable location of Ashkirk Way in Seaton Delaval. The accommodation comprises; entrance lobby, lounge, kitchen, two bedrooms and bathroom/wc. Externally there is a garden to the front and back. The property benefits from gas central heating via a combi boiler and double glazing. The property would make an ideal first time buy/ investment property and viewings are highly recommended.



ENTRANCE HALL

Via double glazed door

LOUNGE

15' 7" x 11' 0" (4.76m x 3.37m)

Radiator, double glazed windows.

KITCHEN

7' 1" x 8' 7" (2.18m x 2.62m)

Fitted with a range of wall and base units to round edged work tops, stainless steel sink unit, electric oven and gas hob, stainless steel extractor, tiled walls, space for washing machine, radiator, double glazed window.

BEDROOM ONE

9' 6" x 9' 5" (2.91m x 2.88m)

Radiator, double glazed window.

BEDROOM TWO

9' 10" x 12' 9" (3.01m x 3.89m)

Radiator, double glazed window.

BATHROOM

Fitted with three piece suite comprising low level wc, built in vanity wash hand basin, panelled bath with shower and shower screen. radiator, double glazed window.

EXTERNALLY

There is a garden tot he front and rear of the property and a garage.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 c	80 c
55-68	D		
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.