

# SIGNATURE

by Mark Small

NORTH EAST



CAPHEATON WAY, SEATON  
DELAVAL, NE25 0FE

# Capheaton Way, Seaton Delaval, NE25 0FE

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A fantastic opportunity to acquire this attractive, three bedroom family home situated within a popular residential area of Seaton Delaval. This leasehold property was built in 2012, and has been designed to create spacious living across three storeys. The property also benefits from cavity wall insulation.

The property begins in a welcoming hallway, providing access to the principal rooms of the ground floor and to the first floor landing via a staircase. The ground floor

is comprised of a spacious living room that offers a modern, wall mounted fireplace and French doors leading out to the rear garden. There is an attractive kitchen showcasing a high quality range of wall, base and drawer units, as well as an integrated oven, hob and dishwasher. The ground floor also offers a downstairs WC.

To the first floor there are two generous bedrooms, as well as a spacious family bathroom, whilst to the second floor there is an attractive master bedroom with a private en-suite shower room.

Externally the property offers a low maintenance front garden with wrought iron gate access and a paved pathway leading to the entrance door. To the rear there is a beautifully presented garden which has been decked to create ample outdoor sitting space, as well as offering artificial grass. The property also offers a detached garage, providing parking and storage space.

Seaton Delaval is an attractive town within close proximity to the beautiful North East coastline, wide range of amenities, good schooling, and excellent transportation links.

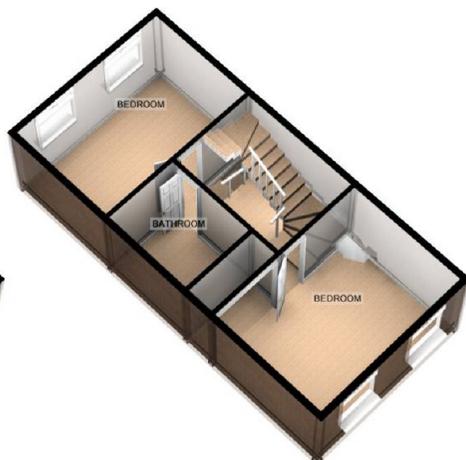
**Asking price £174,950**



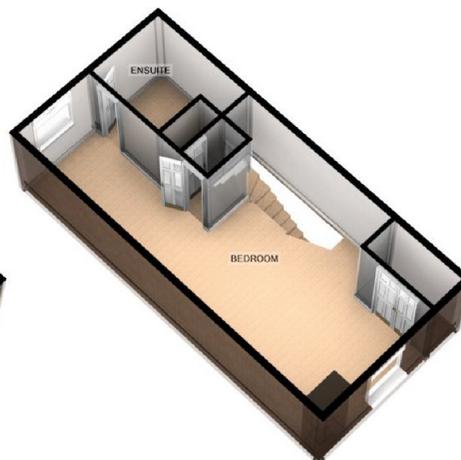
# Property Floorplan



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

CAPHEATON WAY, SEATON DELAVAL

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Measurements:

LIVING/DINING ROOM 15'9 X 13'3

KITCHEN 12'6 X 6'1

WC 4'10 X 3'0

BEDROOM ONE 13'2 X 9'9

BEDROOM TWO 13'2 X 10'10

BATHROOM 7'4 X 6'2

MASTER BEDROOM 20'5 X 9'9

EN-SUITE 6'10 X 6'6

**EPC Rating B**



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"I recently let my property through Signature. Every member of the team that I dealt with were friendly, professional and efficient." - Barry

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