



Millfield Seaton Sluice

A fabulous aspect awaits you to the front, with views over the gorgeous Holywell Dene. Enjoy sunsets in the evening and the superb garden, which has an exceptional plot size to the rear. The property has been updated throughout and boasts spacious, light and airy room sizes. Entrance hallway, two separate reception rooms with front views, the main lounge/dining room having dual aspect and doors opening out to the rear garden. Contemporary and stylish kitchen with integrated appliances. There are three double bedrooms to the first floor and a splendid, re-fitted bathroom with walk in shower area. Situated close to wonderful walks, the Dene and a pleasant walk to Seaton Sluice Beach, Dunes, schools, shops and one of the finest fish and chip shops in the area! No onward chain

£195,000

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Millfield Whitley Bay

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: wood effect flooring, staircase to the first floor, door to:



LOUNGE/DINING ROOM: (dual aspect): 19'6 x 10'4, (5.94m x 3.15m), narrowing into the dining area, light and airy front facing lounge and dining room, enjoying beautiful aspect towards Holywell Dene, wood effect flooring, double glazed French doors out to the rear garden, radiators, door to cupboard housing combination boiler and benefiting from plumbing for automatic washing machine, double glazed window to front, door to:



KITCHEN: (rear): 14'0 x 6'5. (4.27m x 1.96), a stylish and contemporary range of white, base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, hob, stainless steel hood, integrated fridge and freezer, two pantry cupboards, double glazed window, wood effect laminate flooring, spotlights to ceiling, radiator



RECEPTION ROOM: (front): 12'9 x 10'5, (3.89m x 3.18m), measurements into alcoves, again, with a gorgeous view towards Holywell Dene, radiator, double glazed window

FIRST FLOOR LANDING AREA: double glazed window, loft access

BEDROOM ONE: (front): 13'8 x 10'9, (4.17m x 3.28m), radiator, double glazed window with beautiful views over the Dene, over stair storage cupboard

BEDROOM TWO: (front): 12'7 x 11'5, (3.84m x 3.48m), radiator, double glazed window overlooking the gorgeous Dene

BEDROOM THREE: (rear): 9'9 x 8'1, (2.97m x 2.46m), spacious double bedroom, radiator, double glazed window overlooking the rear garden, laminate flooring

BATHROOM: 7'4 x 7'4, (2.24m x 2.24m), stylish, re-fitted family bathroom, comprising of walk in shower area with chrome shower, bath with hot and cold mixer taps and shower spray, floating vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, panelled ceiling with spotlights, double glazed window, radiator

EXTERNALLY: A substantial rear garden, with extensive lawn, patios, borders and two sheds.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: SATELLITE
Mobile Signal Coverage Blackspot: NO
Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

WB2284.AI.AI.25/01/24.V.1





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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