



Southfield Avenue Seahouses

- Detached bungalow
- Three bedrooms
- Coastal location
- Driveway parking
- No chain
- Well-presented

Guide Price: £340,000

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7 Southfield Avenue Seahouses, Northumberland NE68 7YT

Released to the market with no upper chain, this well-presented and recently improved detached three bedroom bungalow may particularly appeal to a buyer in search of a residence for retirement within a vibrant coastal village in Northumberland. Following complete redecoration that included re-plastering work, and fitting new carpets/flooring and made to measure blinds throughout, the accommodation is ready to receive a new owner that is looking for a property they can move straight in to without the upheaval of a renovation project. Since the last EPC was completed on the property, additional insulation has been added to the loft space and the recent replacement of the central heating boiler was thoughtfully re-positioned to allow for minimal disruption should any alterations be made to the rear of the bungalow where there is an option to open up the kitchen to the rear garden with bi-fold doors. The rooms have a light and airy feel, with the spacious open plan lounge through dining room enjoying a particularly sunny aspect. In addition to the fitted units, an abundance of storage is available in the kitchen with a walk-in pantry and large floor to ceiling cupboards. Attached to the side of the bungalow, the garage has been divided into a useful utility area and a separate lockable storage space, but this could easily be reverted back to the original garage. The circular patio in the corner of the sheltered lawned rear garden is a most delightful sun trap, and there is also a mature garden to the front with off-street parking on the drive to the side. Whilst it was intended to be a 'forever home', an unexpected change in career route for the current owner has led to a difficult decision to relocate, and subsequently the property is available to buy with no onward chain.



ENTRANCE VESTIBULE

Double glazed composite entrance door | Glazed door to hall

HALL

Radiator | Doors to bedrooms, storage cupboard, lounge and bathroom

LOUNGE 12'11 x 24'8 (3.94m x 7.52m)

Double glazed bay window to front | Double glazed window to side | Coving to ceiling | Two radiators | Doors to hall kitchen

KITCHEN 12'7 x 11'1 (3.84m x 3.38m)

Double glazed windows to two sides | Fitted units | 1½ bowl porcelain sink and drainer | John Lewis electric 5 ring hob | Bosch extractor hood | John Lewis electric double oven | John Lewis integrated dishwasher | John Lewis integrated fridge | Central island with storage | Chrome vertical radiator | Downlights | Four cupboards (Shelved cupboard | Pantry with shelves and base unit, wine store and double glazed frosted window | Cupboard with double glazed frosted window, shelved and space for freezer | Cupboard housing the boiler) | Part tiled walls

BEDROOM ONE 11'10 x 13'0 (3.61m x 3.96m)

Double glazed window to rear | Radiator | Feature wall panelling



BEDROOM TWO 14'1 into bay x 10'3 plus door recess (4.29m into bay x 3.12m plus door recess)

Double glazed bay window to front | Radiator

BEDROOM THREE 9'3 x 7'9 (2.82m x 2.36m)

Double glazed window to front | Radiator

BATHROOM

Double glazed frosted windows to rear | Double ended bath with tiled splashback | Pedestal wash hand basin | Close coupled W.C. | Tiled shower cubicle with bi-fold doors and mains shower | Shaver point | Half panelled walls | Heated towel rail

GARAGE 8'3 x 19'10 (2.52m x 6.05m)

Double timber doors | Double glazed frosted window to side | Boarded out storage area | Boarded out utility area | Base unit and stainless steel sink | Space for washing machine | Space for tumble dryer

EXTERNAL

The front garden is laid to lawn with mature borders | Driveway leading to garage | Rear garden is mostly laid to lawn Patio area | Mature shrubs | Fenced and wall boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway parking

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 conformation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

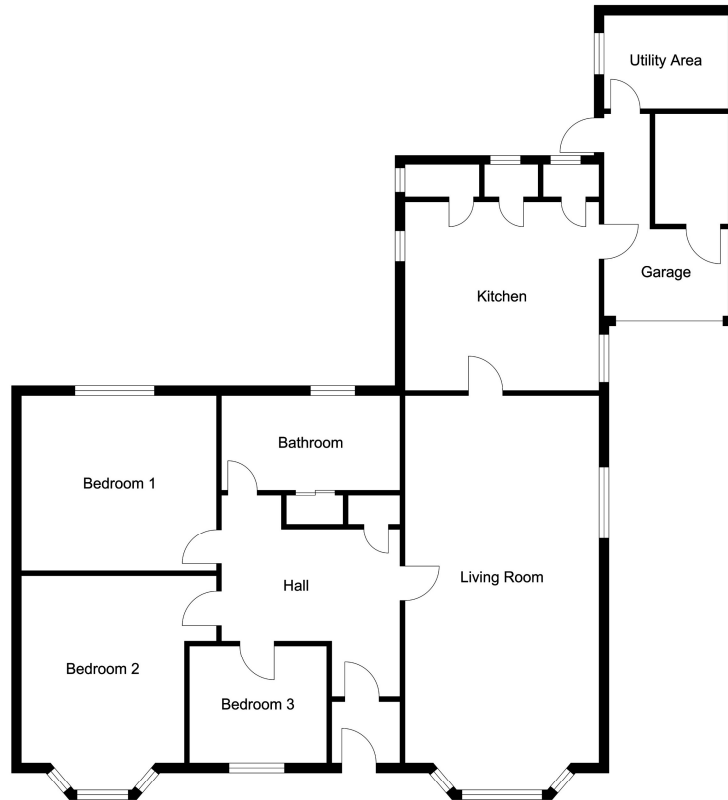
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND D | EPC RATING D

AL008054/DM/RJ/21.02.2024/V2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		





7 Southfield Avenue

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

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