



## Granville Avenue Seaton Sluice

A beautiful semi-detached home with a delightful Westerly rear garden, front driveway and garage. Just a short walk from our gorgeous coastline and along the promenade, with local restaurants, schools, bus routes and shops close-by. Well-presented throughout, light, airy and spacious! Entrance porch, hallway, front lounge with feature bay window and multi-fuel stove fire, doors open through to the separate dining room with French door out to the garden. Contemporary family breakfasting kitchen with integrated appliances and breakfast bar, separate utility room, downstairs cloaks/wc. Excellent sized landing, three generous bedrooms, two with fitted wardrobes, providing ample hanging and storage space. The family bathroom is stunning, showcasing a Jacuzzi bath, shower and contemporary fittings. The garden benefits from patio, lawn, outside tap and a side gate providing separate access to the block paved front driveway and garage which also has an electric door

**£275,000**

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Double Glazed Entrance Door to:

**ENTRANCE PORCH:** spacious and useful porch area with door to:

**ENTRANCE HALLWAY:** Light and airy porch with wood effect flooring, under-stair cupboard, additional cloaks cupboard, radiator, turned spindle staircase to the first floor, door to:

**LOUNGE:** (front): 15'5 x 13'4, (4.70m x 4.06m), a gorgeous light and airy front reception room, with measurements into feature double glazed bay window and alcoves, recessed hearth, beautiful multi-fuel stove fire, radiator, wood effect laminate flooring, cornice to ceiling, bi-fold doors into:

**DINING ROOM:** (rear): 10'4 x 10'4, (3.15m x 3.15m), double glazed French doors opening out to the garden, radiator, cornice to ceiling, radiator, wood effect laminate flooring

**BREAKFASTING KITCHEN:** (rear): 11'0 x 9'3, (3.35m x 2.82m), stylish and contemporary kitchen, incorporating a range of base, wall and drawer units, breakfast bar, solid wood worktop, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, plinth and under-unit lighting, double glazed window, modern tiling, wine rack, cornice to ceiling, door to:

**UTILITY:** 12'2 x 7'2, (3.71m x 2.18m), excellent sized utility room, wood worktops, fitted wall units, plumbing for automatic washing machine, wood effect laminate, radiator, spotlights to ceiling, double glazed window, door to the rear garden, door to garage, door to:

**DOWNSTAIRS CLOAKS/W.C:** Recently fitted low level w.c. with push button cistern, pedestal washbasin, fully tiled walls, tiled floor, spotlights to ceiling, radiator, extractor

**FIRST FLOOR LANDING AREA:** A bright and spacious landing with large double glazed window, loft access with pull down ladders, we understand that the loft is half floored



**BEDROOM ONE:** (front): 14'4 x 11'0, (4.37m x 3.35m), into double glazed bay window and including depth of recently fitted, attractive, modern mirrored wardrobes providing ample hanging and storage space, TV point, radiator

**BEDROOM TWO:** (rear): 11'1 x 9'4, (3.38m x 2.84m), plus recess, sliding fitted wardrobes, double glazed window radiator

**BEDROOM THREE:** (front): 9'11 x 8'4, (3.02m x 2.54m), radiator, double glazed window

**BATHROOM:** 8'7 x 5'4, (2.62m x 1.62m), elegant and modern family bathroom, comprising of, Jacuzzi bath, chrome shower, recessed controls, floating vanity sink unit with mixer taps, floating low level w.c. with recessed flush, tiled bath and shower area, tiled splashbacks, tiled floor, spotlights to ceiling, ladder radiator, two double glazed windows

**EXTERNALLY:** Westerly rear garden with patio, lawn and fencing, outside tap, gated access to front, block paved double drive. The garage with electric door

#### **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

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

#### **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.

**COUNCIL TAX BAND:** C

**EPC RATING:** TBC

WB1986.AI.AI.6/4/24.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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