



Stone Close Seahouses

- Mid terraced
- Two bedrooms
- Coastal village location
- Ideal for first time buyer
- Some updating required
- No chain

Guide Price: **£ 145,000**

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13 Stone Close, Seahouses, Northumberland NE68 7YW

A fantastic opportunity for a first time buyer or investor to purchase this two bedroom house located in the coastal village of Seahouses in Northumberland. Whilst some updating is required, it would make a great starter home and is also convenient for the local primary school. The kitchen has space for a table and chairs, and both bedrooms can accommodate double beds. Offered for sale with vacant possession, there is no upper chain so a buyer can proceed without delay.

HALL

Double glazed frosted glass entrance door | Radiator | Stairs to first floor

LOUNGE 12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed UPVC window | Multi-fuel stove on paved hearth | Radiator | Understairs cupboard

KITCHEN 8' 1" x 15' 10" (2.46m x 4.82m)

Double glazed timber frame windows to rear | Fitted wall and base units | Stainless steel sink and drainer | Space for electric cooker | Space for washing machine | Space for fridge/freezer | Part tiled walls | Space for table and chair | External door to rear

FIRST FLOOR LANDING

Radiator | Loft access hatch

BEDROOM ONE 12' 7" x 8' 8" (3.83m x 2.64m)

Double glazed UPVC window | Radiator | Storage cupboard | Built-in wardrobes

BEDROOM TWO 9' 5" x 12' 0" (2.87m x 3.65m)

Double glazed timber frame window | Radiator | Storage cupboard housing hot water tank

BATHROOM

Double glazed frosted timber frame window | Bath with wet wall panels and electric shower | Wall mounted wash hand basin | Low level W.C. | Radiator | Extractor fan

EXTERNAL

Low maintenance gravelled front garden with paving and path to front door | Rear low maintenance gravelled garden | Coal bunker | Two outhouses | Fenced boundary

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Solid fuel

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: No 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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

There is a right of way through neighbours rear garden and shared access for path at the side of properties

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: A | EPC RATING: To follow

AL008752/DM/RJ/17.04.2024/V2



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.

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16 Branches across the North-East



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Insert EPC here

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