



## Granville Avenue

### Seaton Sluice

An outstanding and beautifully updated family semi-detached home. Elegant and stylish throughout Granville Avenue enjoys a highly sought after location in Seaton Sluice, close to the beach, local shops, schools and amenities. Showcasing so many upgrades, the property has been re-designed and entirely upgraded throughout with a new central heating system, re-wire, brand new kitchen, bathroom and floorings throughout. This lovely home has fabulous kerb appeal with some contemporary cladding added to the front, new composite door and renewed anthracite garage door. Impressive hallway, gorgeous flooring, lounge with feature bay window and wood burning stove, double doors through to the stunning dining kitchen with French doors out to the garden and a beautiful range of units and integrated appliances, access through to the large garage/utility area with wood store. Spacious, light and airy landing leading to three bedrooms, the principle, bedroom with feature bay window and some distant sea views. Luxurious, re-fitted bathroom with forest waterfall shower. The enclosed and private rear garden enjoys a Southerly aspect and both the front and rear are not directly overlooked. The property also offers no onward chain.

# £325,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** contemporary Herringbone flooring, under-stair cupboard, vertical radiator, under-stair storage, door to:

**LOUNGE:** (front): 16'3 x 11'6, (4.95m x 3.51m), with measurements into feature double glazed bay window and alcoves, exposed brick recess, wood burning stove fire, slate hearth, radiator, glazed double doors through to:



**DINING KITCHEN:** (rear): 18'0 x 9'4, (5.49m x 2.84m), a fabulous, completely re-designed and fitted stylish and contemporary dining kitchen with patio doors out to the garden area. The kitchen showcases a stylish range of base, wall and drawer units, contrasting worktops, breakfast bar, integrated electric oven, induction hob, dishwasher, space for fridge freezer, single drainer sink unit with mixer taps, spotlights to ceiling, down lighters, Herringbone flooring, vertical radiator, double glazed window, door through to:



**GARAGE:** 21'3 x 8'2, (6.48m x 2.48m), wood store, combination boiler, plumbing for automatic washing machine, double glazed door to the garden, brand new Anthracite garage door

**FIRST FLOOR LANDING AREA:** double glazed window, cornice to ceiling, storage cupboard, door to:

**BEDROOM ONE:** (front): 14'6 x 10'7, (4.42m x 3.22m), with measurements into alcoves and double-glazed bay window with some gorgeous, distant sea views, radiator

**BEDROOM TWO:** (rear): 11'1 x 10'7, (3.38m x 3.22m), radiator, double glazed window

**BEDROOM THREE:** (front): 6'9 x 6'7, (2.06m x 2.0m), radiator, double glazed window





**BATHROOM:** 6'9 x 5'5, (2.06m x 1.65m), a luxurious re-fitted family bathroom, comprising of, bath with mixer taps, chrome shower with large forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, double glazed window, spotlights to ceiling, extractor, Herringbone flooring, radiator

**EXTERNALLY:** wonderful, enclosed rear garden, fenced with lawn, borders and gated access to the side path and through to the front, the rear garden enjoys a Southerly aspect and the front garden has been laid to lawn with driveway and garage

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/ Driveway

#### **MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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:** TBC

WB3067.AI.DB.17.04.2025V.2







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