



Southward | Seaton Sluice | NE26 4DQ

£225,000

A stunning semi-detached family home, beautifully located close to Holywell Dene, Seaton Sluice Harbour and Beach. Also within walking distance to local bus routes, shops and restaurants! Just gorgeous! Gorgeous and stylish throughout with ample space and light. We are obsessed with the fantastic, West facing rear garden with patio, lawn and rear wood gazebo with power, lighting and adjoining summer house with power and lighting. You are welcomed into the hallway and through to the stunning lounge area, the dining kitchen is fitted with a stylish range of units and benefits from integrated appliances, patio doors open out into the rear garden. Separate utility room, downstairs cloaks/w.c. First floor landing, two double bedrooms, fabulous re-fitted bathroom with shower. No onward chain!

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Gorgeous Two Bedroom Semi

Fabulous West Facing Garden

Close to the Beach, Dene and Harbour

Beautifully Presented

Entrance Hall, Elegant Lounge

Stunning Dining Kitchen

Utility Room, Downstairs Cloaks/w.c.

Two Double Bedrooms, Loft Room

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: staircase up to the first floor, tiled floor, double glazed window, door to:

LOUNGE: (front): 14'7 x 14'6, (4.45m x 4.42m), beautifully presented and spacious front facing lounge with measurements into alcoves and feature double glazed bay window, feature plinth and recess, Herringbone style flooring, radiator, through to:

DINING KITCHEN: (rear): 18'9 x 10'8, (5.72m x 3.25m), stylish family dining kitchen incorporating a range of base, wall and drawer units, contrasting worktops, integrated electric oven, microwave, hob, plumbed for dishwasher, cooker hood, integrated fridge/freezer, tiled floor, radiator, coving to ceiling, double glazed window, double glazed patio doors out to the garden, one and a half bowl sink unit with mixer taps, brick effect tiling, door to:

UTILITY ROOM: 7'9 x 7'7, (2.36m x 2.31m), Belfast sink with mixer taps, plumbing for automatic washing machine, radiator, double glazed window, tile effect flooring, double glazed door out to the garden, door to:

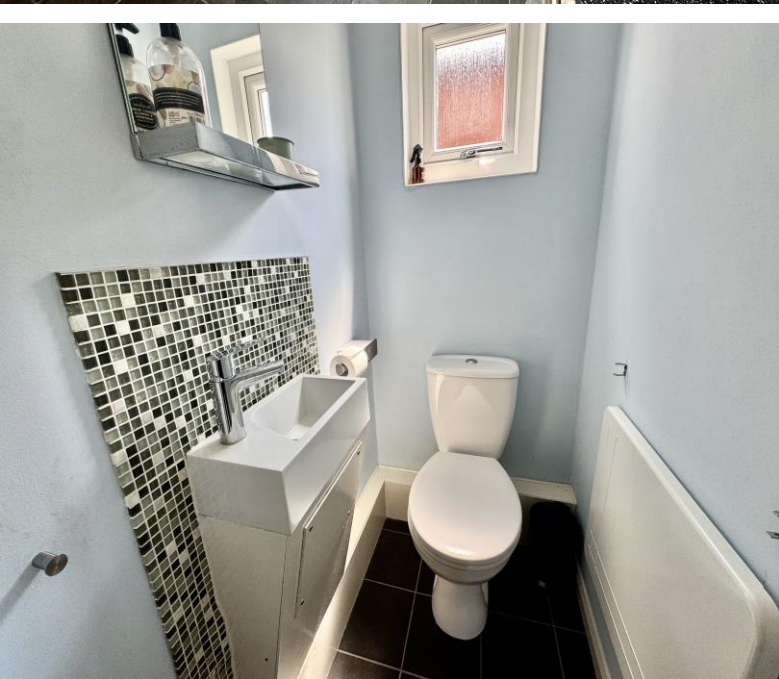
DOWNSTAIRS CLOAKS/W.C. low level w.c. with push button cistern, sink unit, electric radiator, tiled splashbacks, tile effect flooring, double glazed window



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FIRST FLOOR LANDING AREA: spacious landing with double glazed window, door to stairs up to loft room, door to:

FAMILY BATHROOM: 8'6 x 5'3, (2.59m x 1.60m), gorgeous family bathroom, showcasing, bath with mixer taps, chrome shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with recessed flush, spotlights to ceiling, radiator, spotlights and panelling to ceiling, fully tiled walls and floor, two double glazed windows

BEDROOM ONE: (front): 16'10 x 11'4, (5.13m x 3.45m), including depth of sliding mirrored wardrobes, two double glazed windows, radiator, additional dressing area with double glazed windows, coving to ceiling

BEDROOM TWO: (rear): 10'8 x 9'8, (3.25m x 2.95m), plus recess, storage cupboard, radiator, coving to ceiling, double glazed window

LOFT ROOM: 14'9 x 14'9, (4.50m x 4.50m), maximum, restricted headroom, two Velux windows, two radiators

EXTERNALLY: Stunning, West facing garden with patio, lawned area, raised enclosed Gazebo, power for hot tub, Summerhouse with power

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

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

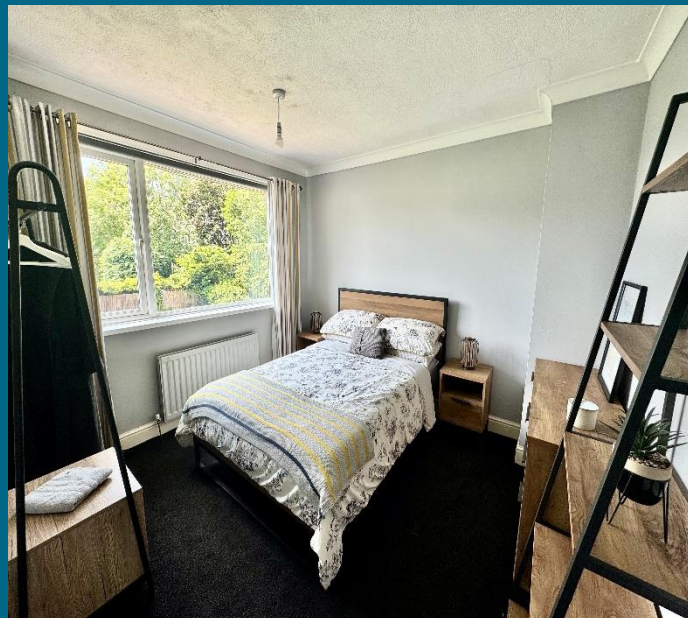
TENURE

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: A

EPC RATING: TBC

WB2044.AI.DB.02.06.2025.V.2



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AWAITING FLOORPLAN

AWAITING EPC RATING

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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.

