



Queens Road | Seaton Sluice | NE26 4DS

**£245,000**

A fabulous, extended family semi-detached home in this beautiful seaside village. Close to the beach, Harbor, Dene, local shops, schools, eateries and absolutely one of the best fish and chip shops in the area! The current owners have thoughtfully and lovingly updated over the years to showcase a spacious entrance porch, hallway with feature turned staircase, downstairs cloaks/w.c. There is a dual aspect lounge with ample natural light and bi-fold doors out to the garden, attractive feature fireplace, gas coal effect fire, gorgeous dining kitchen with integrated appliances, separate utility room with access out to the garden. Spacious landing area, three bedrooms, the principal with fitted wardrobes, stunning re-fitted shower room. Stairs up to the large loft bedroom from bedroom three, providing ample space and storage, also enjoying some distant sea views! Large, split level, South facing rear garden with patio, lawn, borders and shed, lawned area and block paved potential driveway, subject to dropped kerb permission, attached large garage with ample storage and access through to the rear garden.

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door to:

ENTRANCE HALLWAY: feature turned staircase up to the first floor, double glazed window, dado rail, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c., radiator, spotlights to ceiling

LOUNGE: (dual aspect): 18'5 x 13'0, (5.61m x 3.96m), into alcoves, with maximum light into this gorgeous room due to the dual aspect, there are double glazed bi-fold doors out to the garden and a double-glazed window to the front, attractive feature fireplace with gas, coal effect fire, radiator, cornice to ceiling, fitted wall lights

BREAKFASTING KITCHEN: (rear): 11'5 x 10'4, (3.48m x 3.15m), a stylish range of base, wall and drawer units, contrasting worktops, integrated double electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, under-floor heating, brick effect tiling, radiator, double glazed window, spotlights to ceiling, door to:

UTILITY ROOM: 12'1 x 7'9, (3.68m x 2.36m), a superb sized utility room with fitted base units, roll edge worktops, plumbed for automatic washing machine, tiled floor, combination boiler, double glazed window, double glazed door out to the rear garden, radiator

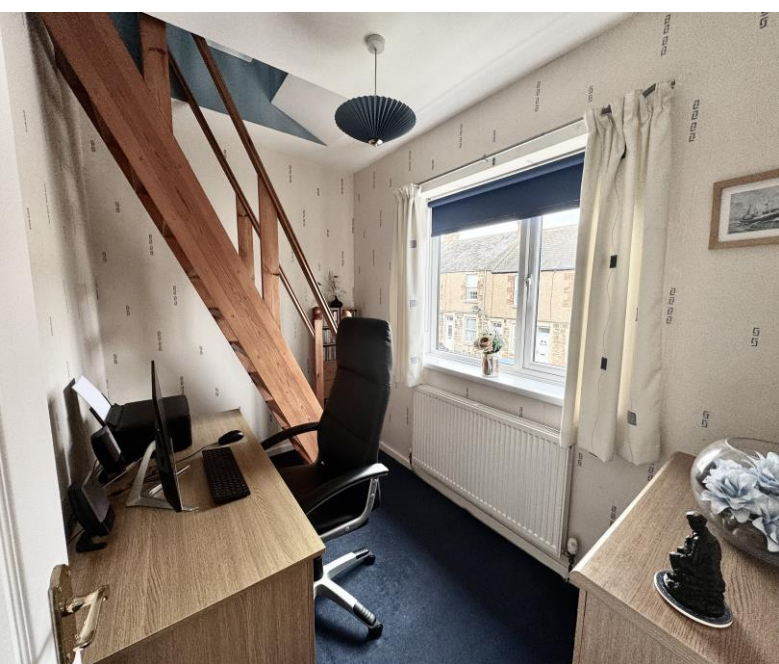


T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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### 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: D

WB3203.AI.DB.11.08.2025.V.1

FIRST FLOOR LANDING AREA: double glazed window, storage cupboard, dado rail, door to:

BEDROOM ONE: (rear): 11'5 x 10'9, (3.48m x 3.28m), excluding depth of attractive fitted mirrored wardrobes, radiator, double glazed window, cornice to ceiling

BEDROOM TWO: (rear): 11'0 x 10'9, (3.35m x 3.28m), radiator, two double glazed windows

BEDROOM THREE: (front): 10'5 x 7'4, (3.18m x 2.24m), stairs up to the loft bedroom, radiator, double glazed window

SHOWER ROOM: gorgeous re-fitted shower room, showcasing, double shower cubicle, chrome shower with additional forest waterfall spray, pedestal washbasin, fully tiled walls, spotlights to ceiling, low level w.c., chrome towel radiator, double glazed window, extractor, contemporary flooring

BEDROOM FOUR: (loft room): 23'4 x 11'7, (7.11m x 3.53m), into double glazed dormer window with some distant sea views, some restricted head room, large walk-in cupboard, additional storage, spotlights to ceiling

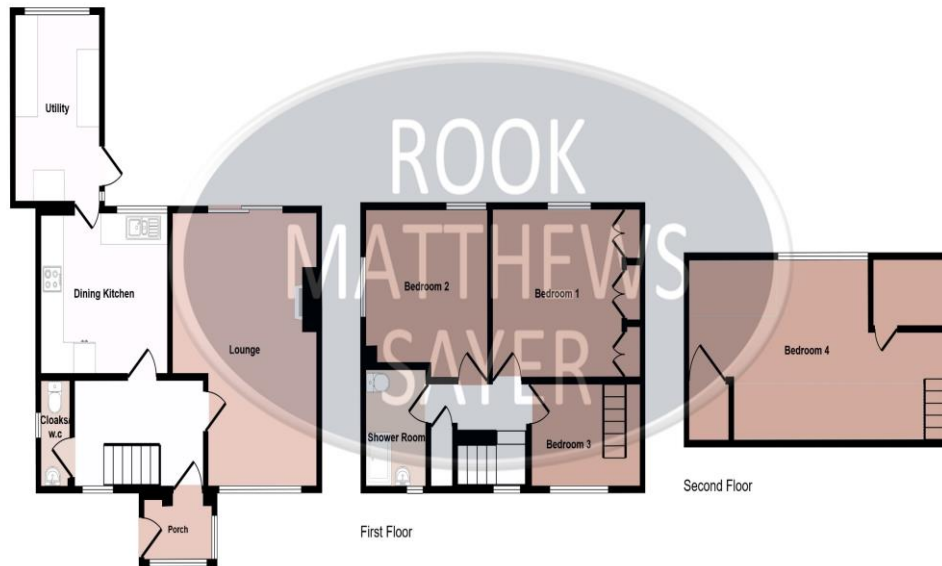
EXTERNALLY: delightful, enclosed, Southerly rear garden, split level, with multiple patios, lawn area, well stocked borders, greenhouse, privacy hedging. To the front there is block paved potential driveway, (subject to dropped kerb approval), lawn area, garage, which is an excellent size with storage, electric and lighting, storage to the roof area, door out to the rear garden



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Ground Floor 34 QUEENS ROAD V.1

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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



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