



Waterford Close | Seaton Sluice | NE26 4RA

£165,000

A fabulous coastal location, just a short walk from the beach, Harbour and Dene with some stunning views from the first floor bedrooms! Available with no onward chain, this wonderful opportunity presents a spacious and charming family home which would benefit from some cosmetic updating. There is a spacious hallway, lounge gas fire, doors into the separate dining room overlooking and opening out to the rear garden, family kitchen. Three bedrooms to the first floor, two with storage and two with stunning views over the beach and coast. Front forecourt garden, rear garden with Southerly aspect, detached garage. On your doorstep are also local shops, bus routes, schools and without doubt one of the finest fish and chip shops in the region!

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Gorgeous Coastal Location

Walking Distance to the Beach

Close to Dene and Harbour

No Onward Chain

Link Family Home in Cul-de-

Two Separate Reception

Three Bedrooms

Gardens to Front and Rear

For any more information regarding the property please contact us today

Entrance Door to:

ENTRANCE HALLWAY: Large, under-stair storage cupboard, radiator, staircase up to the first floor, door to;

LOUNGE: (front): 15'0 x 11'9, (4.57m x 3.58m), double glazed window, gas fire, radiator, double sliding doors to:

DINING ROOM: (rear): 9'2 x 9'2, (2.79m x 2.79m), radiator, double glazed patio doors out to the garden area

KITCHEN: (rear): 9'1 x 8'3, (2.77m x 2.52m), fitted kitchen incorporating a range of base and wall units, worktops, plumbed for automatic washing machine, combination boiler, integrated electric oven, gas hob, cooker hood, tiled splashbacks, double glazed window and door out to the garden area



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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FIRST FLOOR LANDING AREA: airing cupboard, door to;

BEDROOM ONE: (front): 11'3 x 11'1, (3.43m x 3.38m), enjoying stunning views towards the beach, harbour and coast, two double cupboards, radiator, double glazed window

BEDROOM TWO: (rear): 11'2 x 10'3, (3.43m x 3.12m), radiator, double glazed window, double doors into storage cupboard

BEDROOM THREE: (front): 8'0 x 6'5, (2.44m x 1.96m), stunning views, double glazed window, radiator

BATHROOM: 6'4 x 5'6, (1.93m x 1.68m), comprising of, bath, electric shower, pedestal washbasin with mixer taps, low level w.c., double glazed window, radiator

EXTERNALLY: Front forecourt garden, small private Southerly rear garden, detached garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Unknown

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: A

EPC RATING: TBC

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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.

