



King Street | Seahouses | NE68 7XW

£325,000

An immaculately presented traditional style property located in the vibrant coastal harbour village of Seahouses in Northumberland. With an open-plan dining room and kitchen at the rear, this popular layout provides a fantastic bright and airy space that leads through to the conservatory overlooking the mature and well-maintained lawn garden. The separate lounge at the front features a wood-burning stove, creating a cosy space for relaxing on an evening. At the side off the property, the utility links the rear garden, garage, and kitchen, making clever use of the space provided and is a useful laundry room complete with a sink and space for appliances. Upstairs, the three bedrooms are accompanied by a modern spacious shower-room, and the largest bedroom offers plenty of storage in the sliding door fitted wardrobes that span the full depth of the room. Further storage space is available in the garage, and parking is off-street on the drive at the front, alongside the lawned front garden. A delightful home offering beautifully presented accommodation near to local shops and coastal walks.

ROOK
MATTHEWS
SAYER

 x 3  x 2  x 1

SEMI-DETACHED

WOODBURNER

THREE BEDROOMS

COASTAL VILLAGE LOCATION

GARAGE

OPEN-PLAN DINING KITCHEN

CONSERVATORY

WELL-PRESENTED

For any more information regarding the property please contact us today

41 King Street, Seahouses NE68 7XW

ENTRANCE PORCH

Double-glazed composite door | Half-glazed door to hall

HALL

Laminate flooring | Storage/cloaks cupboard | Electric radiator | Staircase to first floor | Doors to lounge, and dining kitchen



LOUNGE

14' 6" into bay window x 12' 10" (4.42m x 3.91m)

Double-glazed walk-in bay window | Laminate flooring | Coving to ceiling | Ceiling rose | Wood burning stove set on a tiled hearth

DINING KITCHEN

12' 1" x 11' 10" max into alcove (3.68m x 3.60m)

Laminate flooring | Electric radiator | Open to kitchen area | Coving to ceiling | Fitted cupboards in alcoves

CONSERVATORY

8' 10" x 10' 6" (2.69m x 3.20m)

Double-glazed window and French doors | Tiled effect laminate flooring | Electric radiator

KITCHEN AREA

7' 9" x 10' 10" (2.36m x 3.30m)

Open to dining area | Electric radiator | Storage cupboard/pantry | Double-glazed window | Fitted units incorporating 1 ½ stainless steel sink, electric hob and extractor hood, electric oven

UTILITY

10' 4" x 4' 4" (3.15m x 1.32m)

Doors to garden and garage | Fitted units incorporating stainless steel sink with space for washing machine and tumble dryer

LANDING

Double-glazed window | Doors to bedrooms and shower room | Loft access hatch

BEDROOM ONE 15' 2" into bay x 11' 9" (4.62m x 3.58m)

Double-glazed walk-in bay window | Sliding door wardrobes | Electric wall heater

BEDROOM TWO 12' 0" x 10' 10" into alcove (3.65m x 3.30m)

Double-glazed bay window | Electric wall heater

BEDROOM THREE 8' 0" x 7' 6" (2.44m x 2.28m)

Double-glazed bay window | Electric wall heater

SHOWER ROOM

Tiled shower cubicle with mains shower (Water provided from tank) | Pedestal wash-hand basin and close coupled W.C | Chrome ladder style heated rail | Fully tiled walls and floor | Downlights | UPVC panelled ceiling

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER





FRONT GARDEN

Mature garden planted with trees and shrubs, mainly laid to lawn | Stone wall | Drive leading to garage.

REAR GARDEN

Mature trees | Shed | Lawn and graveled areas | Fenced boundaries | Cold water tap

GARAGE 16' 0" x 6' 3" (4.87m x 1.90m)

Up and over door | Light and power | Understairs storage | Access to utility room

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators and wall heaters

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known reception issues

Parking: Garage and driveway

MINING

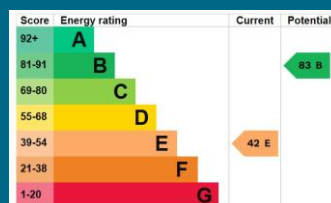
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: D

EPC RATING: E

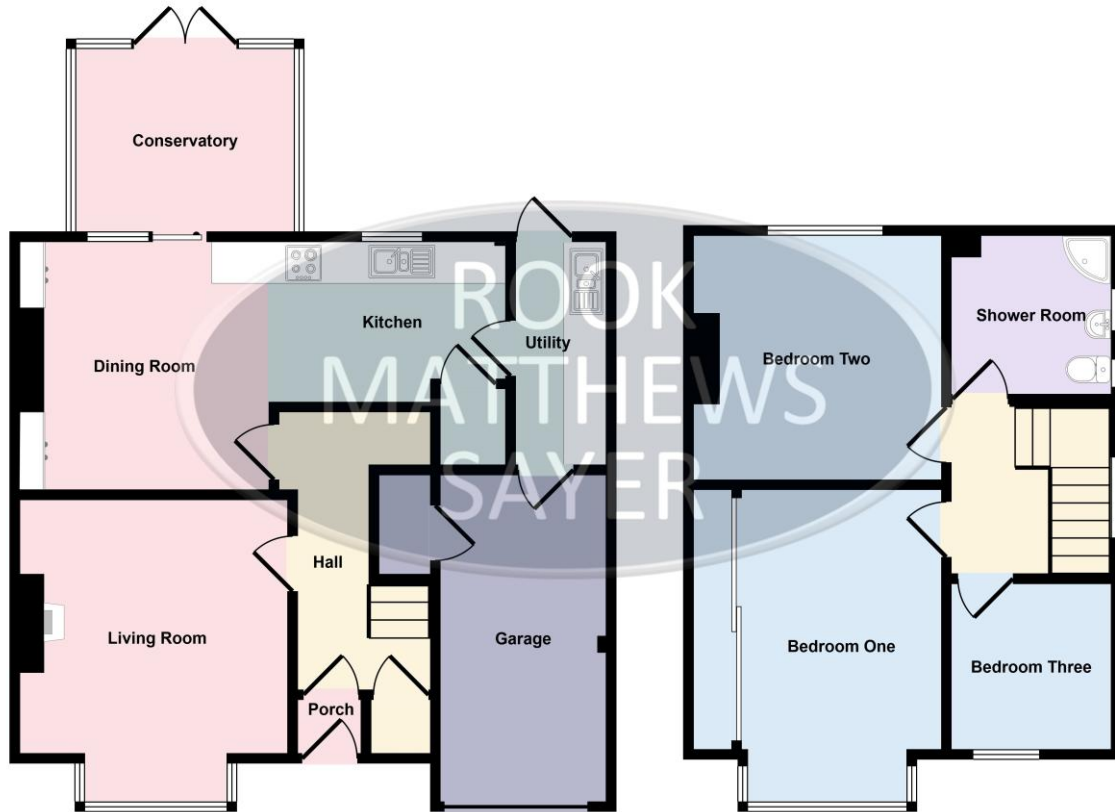


T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Approx Gross Internal Area
116 sq m / 1246 sq ft



Ground Floor
Approx 71 sq m / 768 sq ft

First Floor
Approx 44 sq m / 478 sq ft

AL009115 - Version 1.0

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.

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.

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.

