



Southward | Seaton Sluice | NE26 4DH

£275,000

Enjoying a wonderful location in the gorgeous Seaton Sluice village, close to the Beach, Harbor, Dene, local Inns, schools and arguably one of the best fish and chip shops in the region! You will love the extended, stunning open plan, family living and dining kitchen which is at the heart of the home, with ample natural light and space. Showcasing a living space seamlessly integrated into the Central Island and stylish, contemporary kitchen with integrated appliances. This fabulous room incorporates a dining space too, perfect for entertaining or relaxing evenings and dining. Superb sized lounge with feature fireplace, downstairs cloaks/w.c. Spacious landing, three excellent sized bedrooms, two with distant sea views, luxurious, re-fitted bathroom with fully tiled walls and floor, forest waterfall shower. Beautifully landscaped rear garden, enclosed with paved patios, lawn, well stocked borders, summerhouse and shed.

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: a beautiful light and airy hallway with excellent space, turned staircase up to the first floor, cloaks cupboard, radiator, radiator cover, tiled floor, double glazed window, stairs up to:

DOWNSTAIRS CLOAKS/W.C.: contemporary cloaks/w.c. comprising of, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully panelled walls, tiled flooring, panelled ceiling, radiator, double glazed window

LOUNGE: (front): 17'9 x 12'9, (5.41m x 3.89m), into alcoves, attractive feature fireplace, two radiators, double glazed window, double doors opening through to:

LIVING/DINING KITCHEN: (rear): 24'4 x 23'5, (7.44m x 7.14m), maximum measurements, a stunning, extended family living and dining kitchen, showcasing a wonderful space for family entertaining, dining and relaxing. Double glazed French doors, additional French door, double glazed window and three Velux windows allow maximum light into this gorgeous room, the sitting area connects through to the dining kitchen with central island and a stylish range of base, wall and drawer units, contrasting worktops, induction hob, sink unit with brass effect mixer taps, integrated double oven, full height fridge and freezer, integrated dishwasher, wine cooler, washing machine and tumble dryer, spotlights to ceiling, two vertical radiators, radiator, tiled floor



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FIRST FLOOR LANDING: loft access with pull down ladders, we understand that the loft is half boarded for storage purposes, double glazed window, airing cupboard, door to:

BEDROOM ONE: (rear): 13'8 x 10'7, (4.17m x 3.22m), double glazed window with some distant sea views, radiator

BEDROOM TWO: (rear): two double glazed windows with distant sea views, radiator, storage cupboard

BEDROOM THREE: (front): 10'7 x 6'8, (3.22m x 2.03m), radiator, double glazed window, double storage cupboard

BATHROOM: 8'2 x 5'3, (2.48m x 1.60m), luxurious, re-fitted 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, fully tiled walls, high gloss tiled floor, radiator, panelled ceiling with spotlights, double glazed window, radiator

EXTERNALLY: gorgeous, private and enclosed rear garden with patios, lawn and mature, well stocked borders, summerhouse and shed.

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: C

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Awaiting Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.