



Beresford Road | Seaton Sluice | NE26 4RQ

£165,000

WOW!!! The shortest of walks to the Beach, Dene, Harbor, fabulous local bars and restaurants and beautiful walks, this prime location in the heart of Seaton Sluice Village also is close to local schools, shops and amenities. What a lifestyle and opportunity this offers to all potential buyers! This cottage style, 1920's end-of-terrace family home boasts spacious rooms, entrance hallway, superb sized lounge through dining room with open fire and Inglenook, inner hallway, family kitchen with Range Cooker and access out to the private and enclosed rear yard. To the first floor there are two double bedrooms, both with fitted storage, family bathroom with shower. The property has also benefited from a new roof in recent years!! Don't delay - your dream home won't wait!

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Cottage Style End-of Terrace

Close to Dene, Harbour and Eateries

Fires to Lounge/Dining Room

Two Double Bedrooms

Walking Distance to Beach

Charming and Spacious

Family Kitchen with Range

Private Rear Yard

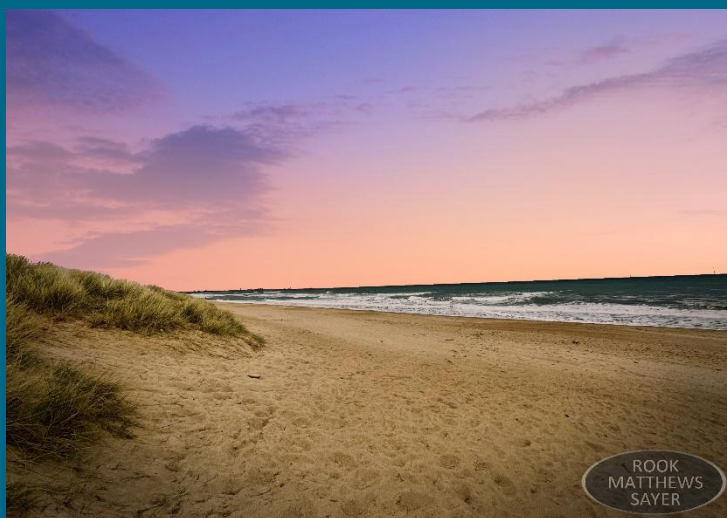
Double Glazed Entrance Door to:

ENTRANCE HALLWAY: laminate flooring, radiator, under-stair cupboard, open to:

DINING ROOM/LOUNGE: (dual aspect): 22'6 x 13'6, (6.86m x 4.14m), into alcoves, the dining room showcases an attractive feature fireplace, with fire (not tested), radiator, arch through to lounge area with a stunning central focal point exposed brick Inglenook and recess, stove open fire, laminate flooring, radiator, double glazed window to the front and back, door to:

INNER HALLWAY: staircase to the first floor, through to:

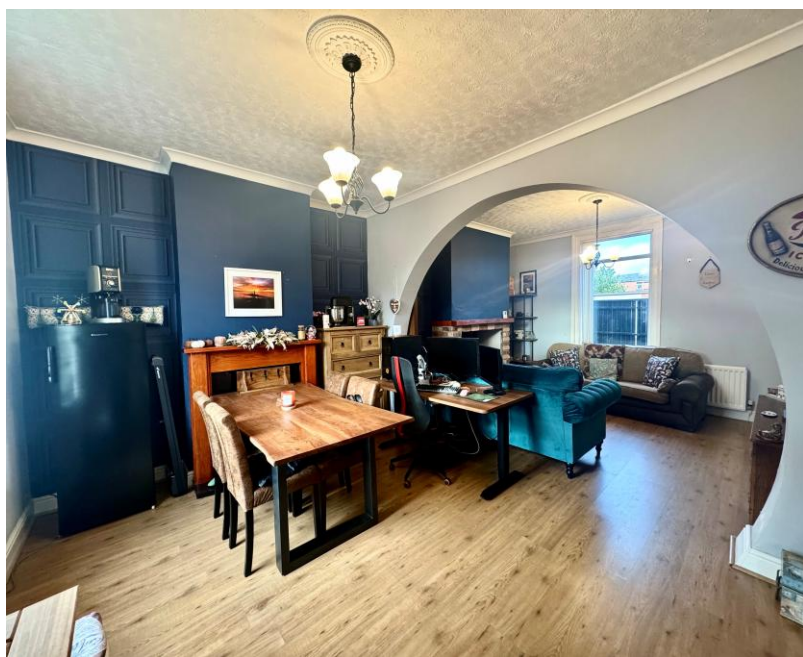
KITCHEN: (rear): extended family kitchen incorporating a range of two-colour base, wall and drawer units, contrasting worktops, one and a half bowl sink unit with mixer taps, Range cooker, plumbing for automatic washing machine, double glazed window, double glazed door out to the rear town garden, modern tiling, panelling to ceiling



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FIRST FLOOR LANDING AREA: radiator, loft access, door to:

BEDROOM ONE: (rear): 11'11 x 8'8, (3.63m x 2.64m), excluding depth of two double fitted wardrobes, radiator, double glazed window with some gorgeous, distant sea views

BEDROOM TWO: (front): 16'7 x 9'0, (5.05m x 2.74m), maximum measurements, excluding depth of fitted storage, two double glazed windows, radiator, feature arch and corbels

EXTERNALLY: private and enclosed rear yard

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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Awaiting EPC

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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.