



Conway Grove | Seaton Sluice | NE26 4JR

£275,000

Beautifully located family home, just a short walk from the beach and close to local schools, bus routes, beautiful walks and close to Seaton Sluice village, Holywell Dene and amenities. This lovely family home has a spacious entrance porch and hallway, lounge with feature bay window, attractive fireplace and gas, living flame fire, separate dining room. Modern family breakfasting kitchen with integrated appliances, utility room, downstairs w.c., rear storage, part converted garage with ample storage space. Generous first floor landing, three bedrooms, all with fitted storage, modern bathroom with shower. Enclosed, private rear garden with patio, large outdoor storage area, shed, lawn and borders, front garden and driveway. The property also benefits from no onward chain.

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Double Glazed Entrance Door to:

ENTRANCE PORCH: tiled floor, door to:

ENTRANCE HALLWAY: with ample light this spacious hallway also has an under-stair recess, wood staircase, under-stair storage cupboard, radiator, wood effect flooring, through to:

LOUNGE: (front): 15'5 x 13'7, (4.70m x 4.15m), with measurements into alcoves and double-glazed bay window, attractive feature fireplace with gas, living flame fire, radiator, door to:

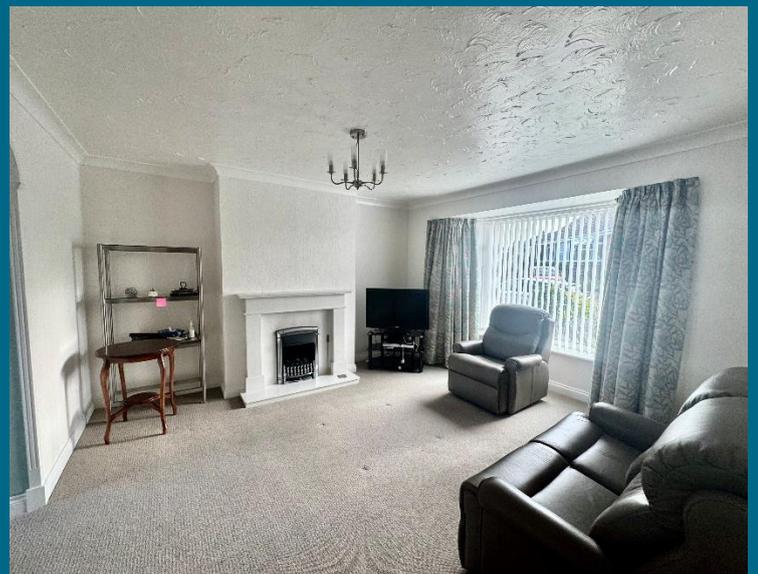
DINING ROOM: 10'7 x 10'6, (3.22m x 3.20m), display cabinets, coving to ceiling, laminate flooring, radiator, double glazed window overlooking the garden area

BREAKFASTING KITCHEN: (rear): 10'9 x 9'5, (3.28m x 2.87m) a stylish range of fitted base, wall and drawer units, co-ordinating worktops, integrated double oven, hob and cooker hood, sink unit with mixer taps, radiator, double glazed window, laminate flooring, door to:

UTILITY ROOM: (rear): 7'9 x 6'9, (2.36m x 2.06m), fitted base and wall units, roll edge worktops, single drainer sink unit with mixer taps, pantry cupboard, plumbed for automatic washing machine, combination boiler, radiator, tiled splashbacks, double glazed window, through to:

DOWNSTAIRS CLOAKS/W.C.: Saniflow low level w.c. with push button cistern, vanity sink unit, modern tiling

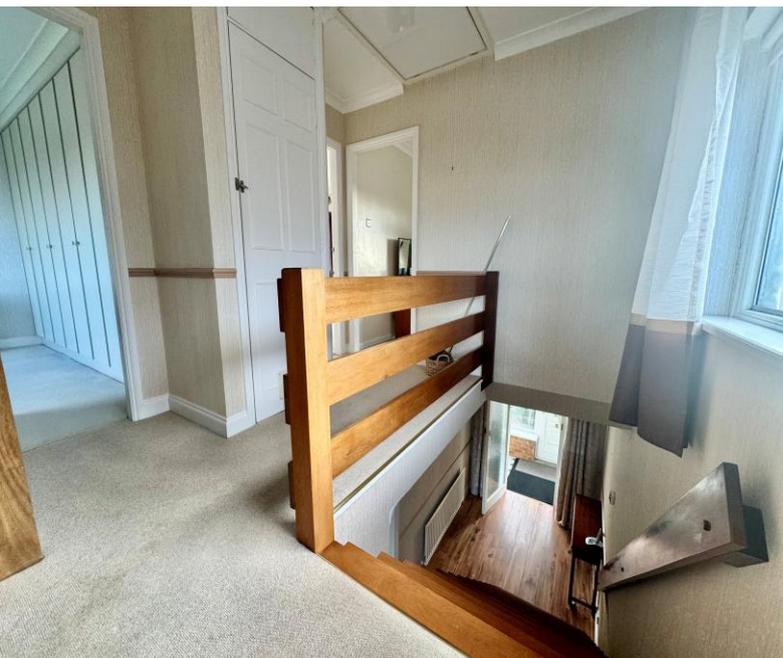
GARAGE: 8'0 x 7'3, (2.44m x 2.21m), part converted garage area with door to front drive



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FIRST FLOOR LANDING: impressive landing area with airing cupboard, loft access with pull down ladders, we understand that the loft is floored for storage purposes, double glazed window to the landing area

FAMILY BATHROOM: 8'8 x 5'4, (2.64m x 1.62m), stylish family bathroom, comprising of, bath with mixer taps, chrome shower, pedestal washbasin with mixer taps, low level w.c., radiator, two double glazed windows, tiled floor

BEDROOM ONE: (front): 14'5 x 10'8, (4.39m x 3.25m), into double glazed bay window and excluding depth of fitted wardrobes with co-ordinating drawers and dressing table, radiator

BEDROOM TWO: (rear): 11'7 x 11'0, (3.53m x 3.35m), including depth of fitted wardrobes providing ample hanging and storage space, radiator, double glazed window, some delightful distant sea views

BEDROOM THREE: (front): 9'0 x 8'1, (2.74m x 2.46m), radiator, double glazed window, fitted wardrobes

EXTERNALLY: Private and enclosed rear garden with patio areas, lawn, borders, large brick built outhouse, to the front of the property is a garden area, driveway, double gates and garage

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: Unknown
Mobile Signal Coverage Blackspot: No
Parking: 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

AGENTS NOTE

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

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: C

EPC RATING: D

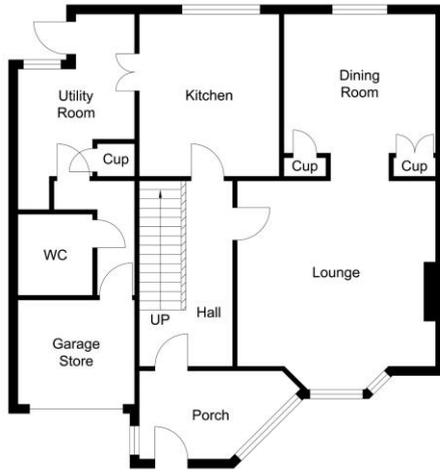
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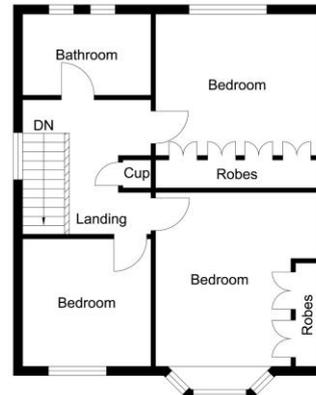
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Ground Floor



First Floor

4 Conway Grove

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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



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.