



Astley Gardens | Seaton Sluice | NE26 4JJ

£270,000

Offering a favourable, no upward chain, this recently decorated and re-carpeted, semi-detached bungalow is beautifully located within Seaton Sluice village. Close to the Beach, Harbour, Dene and most local amenities, Astley Gardens also enjoys an enclosed rear garden, with lawn and patio areas, front driveway feature gravel and borders, large garage with access out to the rear garden from the front. Spacious lobby and vestibule, lounge with half bay, attractive feature fireplace and electric fire, stylish and contemporary dining kitchen overlooking the rear garden, with breakfast bar. Two double bedrooms, both with fitted storage, gorgeous, re-fitted shower room. Large garage with plumbing for washing machine and access to both the front drive and rear

ROOK
MATTHEWS
SAYER



2



1



1



Double Glazed Entrance Door to:

ENTRANCE LOBBY: through to:

ENTRANCE HALLWAY: spacious, "L" shaped hallway with storage cupboard housing combi boiler, loft access with pull down ladder, we understand that the loft is mostly boarded for storage purposes door to:

LOUNGE: (front): 18'8 x 11'4, (5.73m x 3.47m), into feature, double glazed half bay window and alcoves, attractive feature fireplace and electric fire, radiator, cornice to ceiling

DINING KITCHEN: (rear): 16'0 x 10'4, (4.87m x 3.16m), a superb sized dining kitchen, light and airy with breakfast bar and dining area, a stylish range of base, wall and drawer units, roll edge worktops, one and a half bowl sink unit with mixer taps, tiled splashbacks, freestanding fridge, electric cooker point, double glazed window overlooking the garden area, tiled splashbacks, radiator, pantry cupboard, door to:

GARAGE: 19'1 x 9'0, (5.82m x 2.74m), plumbed for automatic washing machine, up and over garage door, door out to the rear garden

BEDROOM ONE: (rear): 13'7 x 11'4, (4.01m x 3.48m), radiator, double glazed window, large double wardrobe, freestanding additional storage

BEDROOM TWO: (front): 10'0 x 9'7, (3.04m x 2.95m), including depth of fitted wardrobes, radiator, double glazed window

SHOWER ROOM: 7'11 x 6'5, (2.16m x 1.98m), a gorgeous, re-fitted shower room, showcasing, double shower cubicle, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully panelled walls, tile effect flooring, chrome radiator, double glazed window

EXTERNALLY: lovely, private garden with patio areas and lawn. There is an additional feature gravel front garden area with borders, long double driveway and superb sized garage

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to Premises

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: C

EPC RATING: D

WB3304.AI.DB.18.08.2025.V.3



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

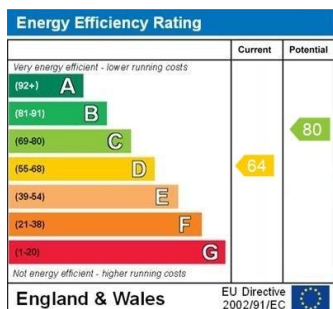
ROOK
MATTHEWS
SAYER



38 Astley Gardens

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



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.

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER