



Marden Court | Seaton Sluice | NE26 4AW

£177,000

A smartly presented two-bedroom terraced house with a particularly generous living room, stylish fitted kitchen, enclosed rear garden and the added benefit of an allocated parking bay. The accommodation begins with an entrance porch opening into an impressively spacious living room, a bright and comfortable space with engineered oak flooring and stairs rising to the first floor. To the rear, the kitchen is fitted with a striking range of high-gloss units, contrasting work surfaces and a range-style cooker, with a door providing direct access to the garden. Upstairs are two well-proportioned bedrooms, including a principal bedroom with an extensive range of fitted sliding wardrobes, together with a contemporary bathroom incorporating a bath with shower over. Externally, there is a lawned garden to the front, while the enclosed rear garden has been arranged for relatively low maintenance with a generous paved seating area, raised borders and gated access. An allocated parking bay completes the property. Positioned in Seaton Sluice, the house is well placed for the village, coastline and surrounding areas of Whitley Bay, Seaton Delaval and Blyth. No onward chain!

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Beautifully Presented Two-Bedroom Mid Terrace

Stylish Fitted Kitchen

Impressive Spacious Living Room

Two well Proportioned Bedrooms

Principal Bedroom with Fitted Sliding Wardrobes

Contemporary Bathroom with Shower over Bath

Low Maintenance Enclosed Rear Garden

Allocated Parking Bay

ENTRANCE PORCH: Entrance door, radiator, engineered oak flooring, door to:

LIVING ROOM: 17'7" x 11'5" (5.38m x 3.50m) Double glazed window to front, radiator, engineered oak flooring, decorative coving to ceiling, staircase to first floor with storage cupboard under, door to:

KITCHEN: 8'3" x 11'5" (2.53m x 3.48m) Fitted with a range of high-gloss wall, base and full-height storage units, contrasting work surfaces, inset sink and drainer with mixer tap, range-style cooker with cooker hood above and stainless-steel splashback, under-unit lighting, double glazed window to rear, radiator, external door to rear garden.

LANDING: Loft access hatch, door to:

BEDROOM ONE: 9'10" x 9'6" (3.01m x 2.92m) Double glazed window to front, radiator, extensive fitted sliding wardrobes with mirrored sections.

BEDROOM TWO: 8'3" x 11'6" (2.52m x 3.51m) Double glazed window to rear, radiator, built in storage cupboard.

BATHROOM: 4'6" x 8'4" (1.38m x 2.55m) Panelled bath with mains fed shower over, W.C, vanity wash basin with storage below, wall panelling to bathing area, recessed, radiator, built in storage cupboard.

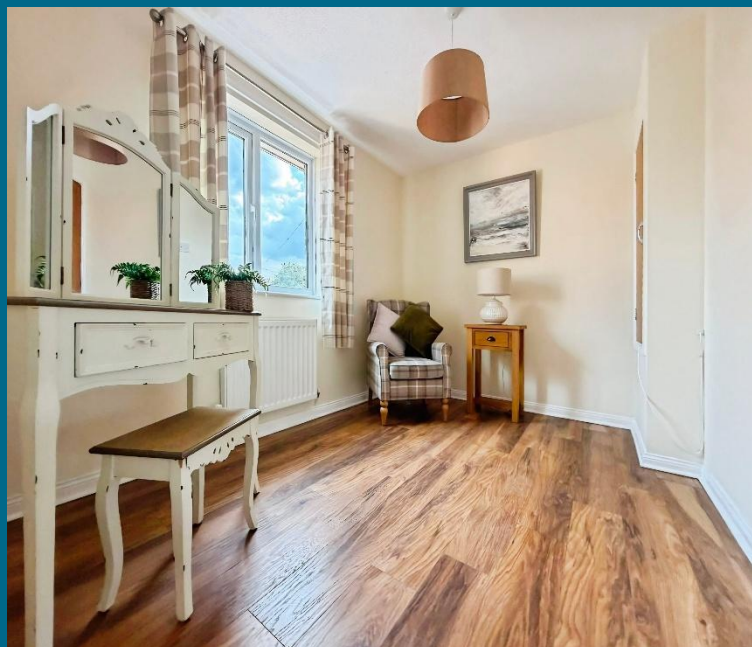
EXTERNALLY: Lawned front garden with pathway providing access to the entrance. Enclosed rear garden with paved seating area, raised planting borders, established tree and gated access. The property also benefits from an allocated parking bay.

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For any more information regarding the property please contact us today

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: ASDL
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated Parking Bay

MINING

The Northeast 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: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE

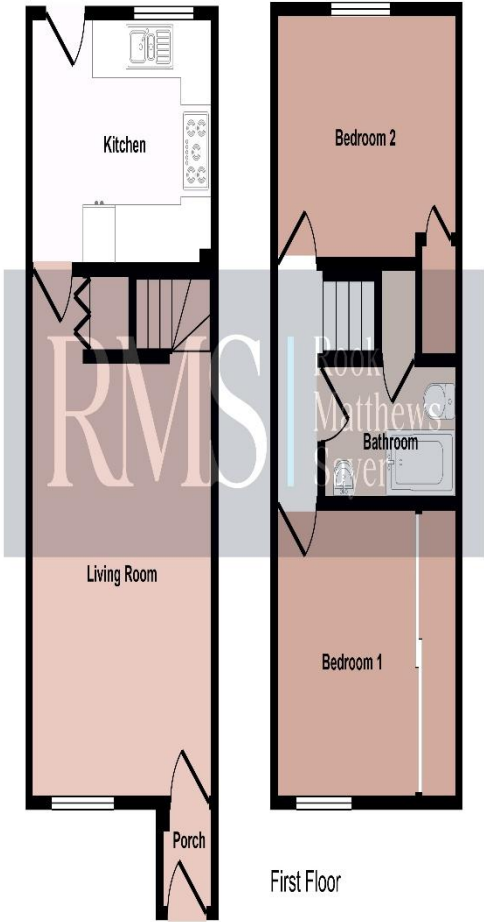
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: C

WB3749 TJ.DB.14.08.2026 V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.

