



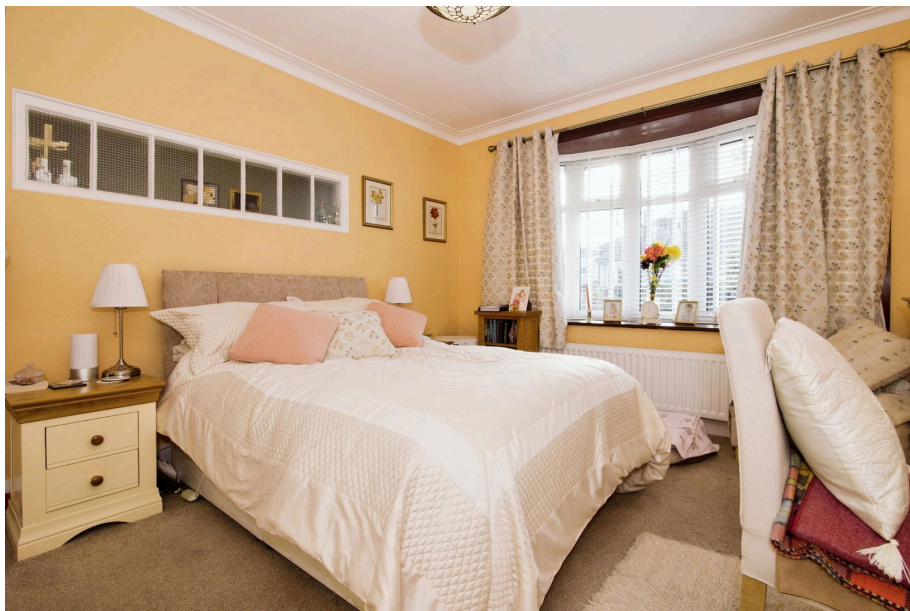
11 Parkfield, Seaton Sluice

Offers Over £285,000

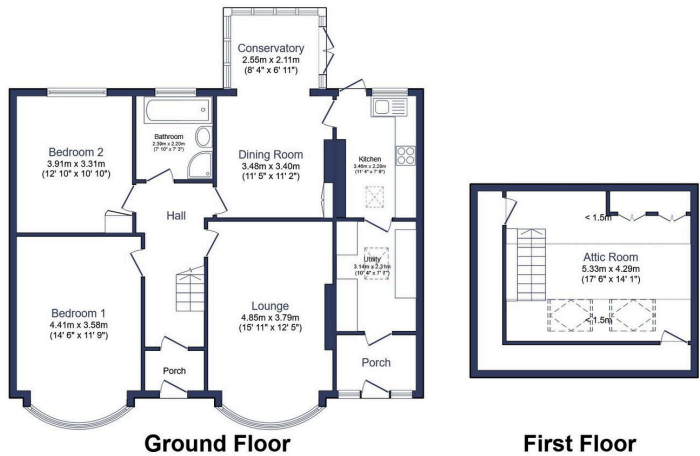
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- Semi-Detached Bungalow
- Two Double Bedrooms
- Large Living Room & Separate Dining Room
- Galley Style Kitchen With Direct Garden Access
- Utility Space With Converted Garage Space
- Conservatory Directly Off Dining Room
- Generous Tiered Rear Garden
- Loft Room/Home Office
- Driveway To Front
- Located Moments From The Beach & Coastline



Located literally two streets from the Northumberland coastline & the beach, this spacious two double bedroom (plus loft room/home office) is available for immediate viewing access. There are three separate reception rooms that includes a large front aspect living room, a dining room along with a conservatory to the rear from which you have sea views to the East. This property also benefits from a galley style kitchen, a separate utility area within the converted garage space, as well as private driveway to the front. To the rear you'll find a mature tiered garden accessed directly from both the conservatory & kitchen. Please get in touch to fully appreciate what this home has to offer.



Total floor area 115.4 m² (1,242 sq.ft.) approx
Restricted height areas 14.3 m² (154 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

27103024, 01/30 Energy performance certificate (EPC) - Final energy certificate - GENEK

Energy performance certificate (EPC)		
11 Parkfield Sunderland NE1 4HD	Energy rating D	Valid until: 20 May 2034 Certificate number: 2250-3038-005-0814-2004
Property type		Mid-terrace bungalow
Total floor area		126 square metres
Rules on letting this property		
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/minimum-energy-efficiency-standard-sandboxes (guidance)		
Energy rating and score		
This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 60		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2250-3038-005-0814-2204/013024>