



Southfield Avenue Seahouses

- Three bedroom semi-detached
- Corner plot
- In need of updating
- Garage and gardens
- No chain



Offers in Excess of : £225,000

1 Southfield Avenue

Seahouses

Northumberland NE68 7YT

Located in Seahouses on the Northumberland coast, this sizeable three-bedroom semi-detached house is available to buy with no upper chain and is a great opportunity for a buyer that is looking to renovate a property to their own specification. Although the layout is currently arranged with separate reception rooms and a dining kitchen, there is scope to reconfigure the property and create modern open plan living space. This house has the bonus of a utility room and a downstairs W.C., as well as an attached garage. The bedrooms are all well-proportioned and may particularly suit a local family in need of more space. We are not aware of any restrictions or covenants, therefore it may also be suitable for the second home and holiday let investment market. The house faces Main street and has a wide plot with a lawn garden at the front. The rear is mainly gravelled but is a sheltered and private space. The drive at the side leads to the garage, but due to the size of the plot, this could be extended to provide further off-street parking.

With some updating and improvements, this traditional spacious property would make a superb coastal home in this sought after area of Northumberland.

ENTRANCE VESTIBULE

Double glazed entrance door | Door to hall

HALL

Radiator | Stairs to first floor | Understairs storage cupboard | Doors to lounge and dining room

LOUNGE 18'0 x 12'11 (5.49m x 3.94m)

Double glazed window to front | Feature fireplace with gas fire | Radiator | Doors to hall and dining room

DINING ROOM 10'7 x 6'9 (3.22m x 2.06m)

Double glazed window to rear | Radiator | Doors to hall, dining room and kitchen | Internal windows to kitchen

KITCHEN 12'3 x 11'11 (3.73m x 3.63m)

Double glazed window to rear and side | Fitted wall and base units | 1½ sink | Double electric oven | Gas hob (LPG gas bottles) | Space for dishwasher | Part tiled walls | Internal window to dining room | Radiator | Door to utility

UTILITY 7'3 x 5'3 (2.21m x 1.60m)

Double glazed door to rear | Fitted units | Space for fridge/freezer | Radiator | Door to laundry room and W.C

LAUNDRY ROOM

Double glazed frosted window to front | Plumbing for washing machine

W.C.

Double glazed frosted window to front | Low level W.C. | Wash hand basin



FIRST FLOOR LANDING

Doors to bedrooms and bathroom

BEDROOM ONE 13'0 x 12'0 plus recess (3.96m x 3.66m plus recess)

Double glazed window to front | Radiator

BEDROOM TWO 12'0 x 10'6 (3.66m x 3.20m)

Double glazed window to side | Radiator | Wash hand basin

BEDROOM THREE 13'0 x 8'0 (11'8 into recess) (3.96m x 2.44m (3.56m into recess))

Double glazed window to front | Radiator

BATHROOM

Double glazed frosted window to rear | Bath | Wash hand basin with vanity cupboard | Wet wall shower cubicle with electric shower and seat | Radiator | Part tiled walls

SEPARATE W.C.

Double glazed window to rear | W.C.

GARAGE 14'11 x 10'1

Up and over door | Sink unit | Oil central heating boiler | Window to side | Door at rear to garden | Light and power

EXTERNALLY

Lawned front garden with mature shrubs and trees | Drive leading to garage | Rear garden is gravelled | Oil Tank | Fenced boundaries

AGENTS NOTE 1

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.

AGENTS NOTE 2

The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

SERVICES

Mains electricity, water and drainage | Oil fired central heating | LPG gas bottle supply to hob in kitchen

TENURE - FREEHOLD (Unregistered)

EPC RATING G

COUNCIL TAX BAND D

AL007490/DM/RJ/21.11.2023/V2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F		
1-20	G	13 G	



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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.

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