



Stone Close Seahouses

- End terraced property
- Three bedrooms
- Coastal village location
- Open plan lounge/kitchen/diner
- Downstairs W.C.
- No chain

Guide Price: **£ 180,000**

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91 Stone Close, Seahouses, Northumberland NE68 7YW

Located on a popular residential estate in Seahouses, this three bedroom end link house may particularly suit a local buyer with a young family as it is near to Seahouses Primary School. The downstairs space is mostly open plan with a lounge, dining, and kitchen area, and patio doors out to the rear garden. A downstairs W.C. is conveniently located off the hall, and upstairs there are three bedrooms (two double and one single) and a family bathroom. With solar panels and a thermal heat pump, the energy efficiency is superb and has a B rating. Whilst some cosmetic improvements could be made to the interior, the property certainly has great potential to be a beautiful family home in this popular coastal village.

HALL

Double glazed entrance door | Cupboard housing hot water tank and thermal heat pump | Staircase to first floor | Door to W.C. and lounge

W.C.

Double glazed frosted window | Close coupled W.C. | Wash hand basin

LOUNGE

11' 5" x 14' 3" (3.48m x 4.34m)

Double glazed picture window | Coving to ceiling | Door to hall | Open to dining kitchen

KITCHEN DINER

Dining area

8' 7" x 12' 2" (2.61m x 3.71m)

Double glazed sliding patio doors | Storage heater | Laminate flooring | Coving to ceiling

Kitchen area

8' 10" x 8' 9" (2.69m x 2.66m)

Double glazed window | Wall and base units | 1.5 bowl stainless steel sink | Gas hob | Electric oven | Integrated fridge/freezer | Space for washing machine | Space for dishwasher | Part tiled walls | Coving to ceiling

FIRST FLOOR LANDING

Storage heater | Two storage cupboards | Loft access hatch

BATHROOM

Double glazed frosted window | Bath with shower over with rain-head and hand-held attachment and glass screen | Integrated W.C. and wash hand basin with cabinets | Part tiled walls

BEDROOM ONE

14' 6" x 10' 6" (4.42m x 3.20m)

Double glazed window | Laminate flooring

BEDROOM TWO

10' 8" x 11' 8" (3.25m x 3.55m)

Double glazed window | Sliding mirror door wardrobes | Laminate flooring

BEDROOM THREE

6' 9" x 8' 10" (2.06m x 2.69m)

Double glazed window | Laminate flooring

EXTERNALLY

Gravelled low maintenance front garden with side access path | Rear garden with fence and stone wall boundaries | Brick outhouse/shed | Lawn area | Gravelled area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric storage heaters & Solar Thermal Heat Pump provides 24 hour hot water

Solar Panels: Yes (owned outright)

Broadband: None

Mobile Signal / Coverage Blackspot: No

Parking: Communal parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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 A | EPC RATING B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor

First Floor

Stone Close, Seahouses

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.

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