



## Main Street North Sunderland

- Semi-detached cottage
- Two bedrooms
- Coastal village location
- Holiday let investment
- Open plan living/dining
- No chain

Guide Price: **£295,000**

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# Housty, 154 Main Street North Sunderland, Seahouses Northumberland NE68 7UA

A charming stone built cottage nestled within a courtyard in the North Sunderland area of Seahouses on the Northumberland coast.

With three generous size bedrooms and a large open plan living and dining room, the well-presented accommodation has been perfectly suited to its use as a holiday let property with occupancy space for 6 people set up as two double bedrooms and one twin room. Whilst still within walking distance to the centre of the busy main street in Seahouses, the property is located in a quieter area in North Sunderland and tucked away off a gravelled courtyard. There is an outbuilding for storage, and allocated parking within the courtyard next to the property. The property is being sold with no onward chain, so is ready for a new owner to proceed without delay.

## HALL

Double glazed entrance door | double glazed window | Tiled floor | Electric heated towel rail | Open to kitchen

## KITCHEN

**9' 4" x 8' 2" (2.84m x 2.49m)**

Double glazed window | Fitted wall and base units | 1.5 stainless steel sink | Space for fridge/freezer | Space for washing machine | Space for electric cooker | Downlights

## OPEN PLAN LIVING/DINING

**25' 2" x 14' 9" (7.66m x 4.49m)**

Double glazed windows | Double glazed entrance door | Cast iron fireplace | Wall lights | Radiator | Space for dining table and chairs | Open staircase to first floor

## FIRST FLOOR LANDING

Access to loft space | Doors to bedrooms and bathroom

## BEDROOM ONE

**12' 11" plus wardrobes x 9' 3" plus door access (3.93m plus wardrobes x 2.82m plus door recess)**

Double glazed window | Fitted double wardrobe and large storage cupboard with hanging rail and shelves | Cast iron fireplace | Radiator | Fan light | Coving to ceiling

## BEDROOM TWO

**8' 11" plus wardrobe x 11' 11" (2.72m plus wardrobe x 3.63m)**

Double glazed window | Radiator | Downlights | Fitted wardrobe

## BEDROOM THREE

**9' 8" x 8' 4" (2.94m x 2.54m)**

Double glazed window | Radiator

## BATHROOM

Double glazed frosted window | Bath with tiled surround and electric shower over | Close coupled W.C. | Pedestal wash hand basin | Heated towel rail | Downlights | Cupboard housing hot water tank

## EXTERNAL

Outbuilding for storage | Allocated parking space within the gravelled courtyard area

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

## 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.

## RESTRICTIONS AND RIGHTS

13 North Lane gain access to main street through lawned and courtyard area

## HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

## 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

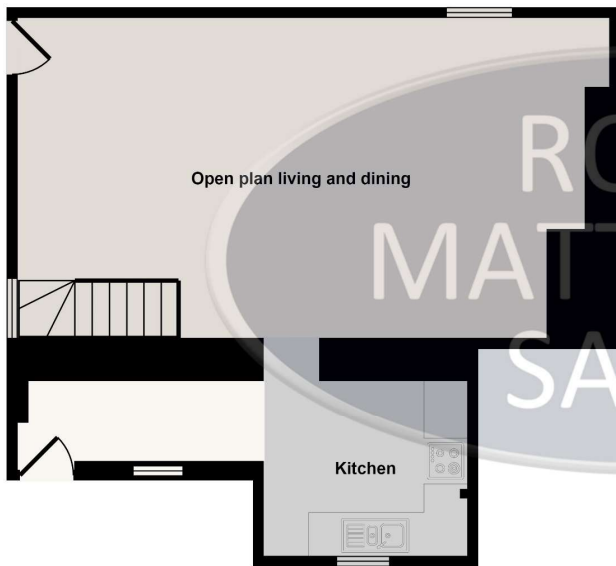
**COUNCIL TAX BAND: Small business rates**

**EPC RATING: To follow**

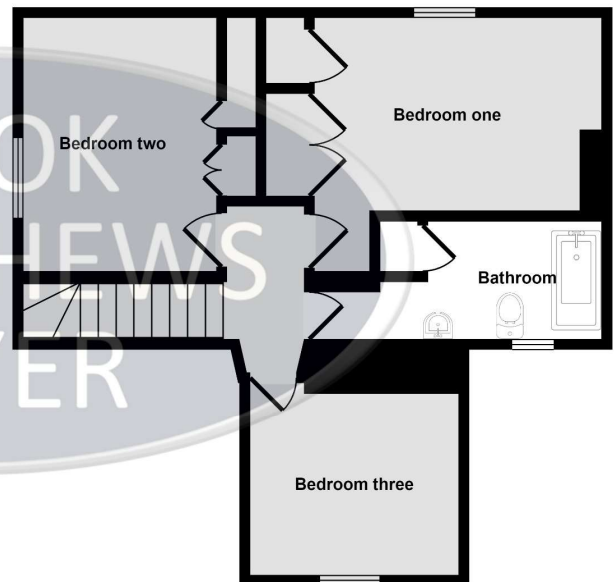
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EPC HERE





Ground Floor



First Floor

**HOUSTY, 154 MAIN STREET**

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.

Version 1

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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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