



## Main Street North Sunderland

- Detached bungalow
- Three bedrooms
- Master bedroom with ensuite
- Open plan living space
- Off street parking
- No chain

Guide Price: **£300,000**

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# Sunshine Cottage

## 171 Main Street

### North Sunderland, Seahouses

### Northumberland NE68 7TU

With a beautiful south facing rear garden, this delightful detached bungalow occupies a quiet position tucked away from the main street in the North Sunderland area of Seahouses. The property is currently used as a second home and a holiday let rental. The living space has doors out to a decking area in the rear garden, and is open plan to the dining kitchen, making it a fantastic and large sociable space. Adjacent to the kitchen there is a useful utility room and a separate W.C.. All three bedrooms are sizeable double rooms and the master has its own ensuite shower room. Private parking is available at the front of the property.

#### **OPEN PLAN LIVING/DINING/KITCHEN 22' 11" x 14' 5" (6.98m x 4.39m)**

##### **Living area**

Double glazed patio doors | Double glazed window | Tiled floor | Downlights | Radiators | Storage cupboards

##### **Kitchen**

Fitted wall and base units | Stainless steel sink | Electric hob | Electric oven | Integrated freezer | Integrated fridge | Integrated dishwasher

#### **UTILITY 6' 11" x 6' 1" (2.11m x 1.85m)**

Double glazed external door | Sink Unit | Wall unit | Tiled floor | Central heating boiler | Space for washing machine | Door to kitchen and W.C.

##### **W.C.**

Close coupled W.C. | Pedestal wash hand basin | Radiator | Storage cupboard | Extractor fan

##### **HALL**

Radiator | Doors to bedrooms and bathroom

#### **BEDROOM ONE 11' 11" x 10' 6" (3.63m x 3.20m)**

Double glazed window | Radiator | Door to ensuite

##### **ENSUITE SHOWER ROOM**

Double glazed frosted window | Tiled corner shower cubicle | Pedestal wash hand basin | Close coupled W.C. | Electric ladder heated towel rail | Downlights

##### **BATHROOM**

Bath with tiled surround and electric shower over | Pedestal wash hand basin | Close coupled W.C. | Electric ladder heated towel rail | Downlights | Extractor fan

#### **BEDROOM THREE 11' 8" x 10' 2" (3.55m x 3.10m)**

Double glazed window | Fitted wardrobes | Radiator

#### **BEDROOM TWO 8' 8" x 14' 9" (2.64m x 4.49m)**

Dual aspect bedroom with double glazed windows | Radiator

##### **EXTERNAL**

At the front there is a gravelled area for off street parking | The rear garden has decking, lawn, stone wall and fence boundaries | Two sheds | Oil tank





**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Oil  
Broadband: ADSL Modem  
Mobile Signal / Coverage Blackspot: No  
Parking: Driveway

**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.

**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

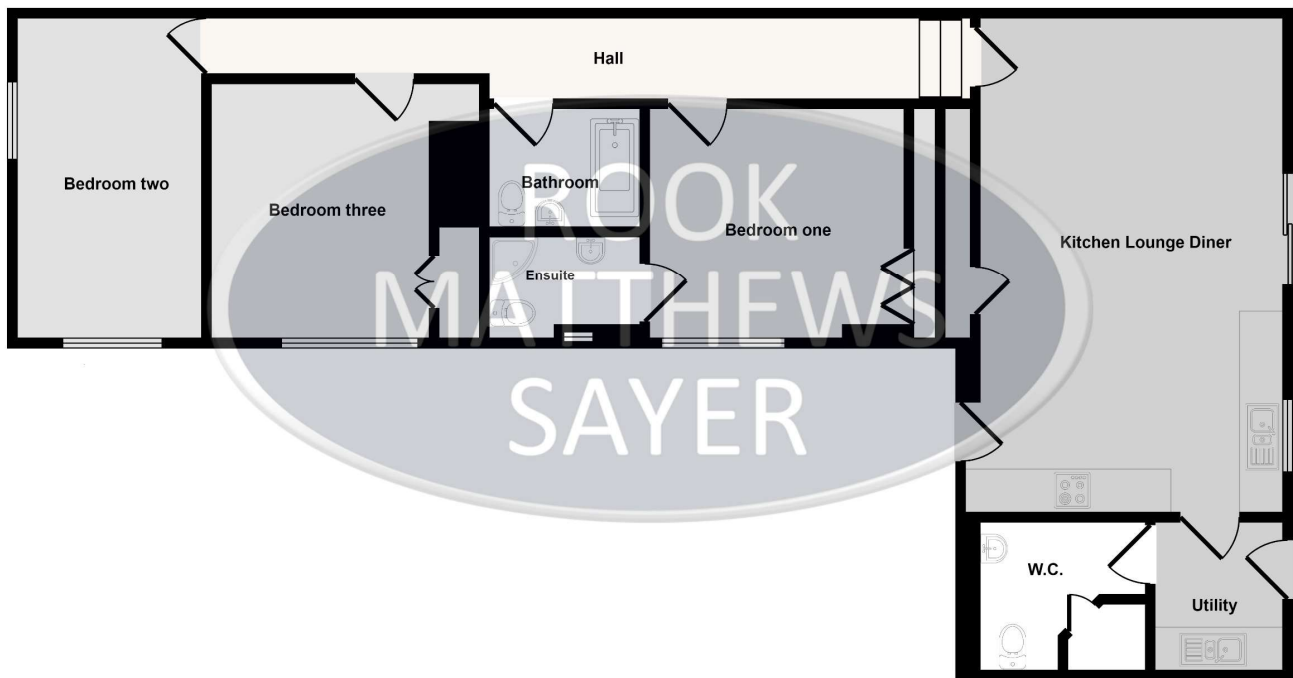
**COUNCIL TAX BAND A | EPC RATING F**

AL007802/DM/RJ/03.06.2024/V1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		54 E
21-38	F	28 F	
1-20	G		





Floorplan

**171 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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