

FOR  
SALE

5 MALVERN ROAD, SEATON SLUICE NE26 4BY  
£250,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- CLASSIC KITCHEN
- FAMILY BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY

RECEPTION ROOM ONE  
15'4 x 11'10

RECEPTION ROOM TWO  
9'6 x 9'1

KITCHEN  
8'8 x 8'3

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
11'1 x 10'11

BEDROOM TWO  
10'11 x 9'8

BEDROOM THREE  
6'10 x 6'5

BATHROOM WC  
6'9 x 5'5

GARAGE  
29'3 x 7'9

FRONT GARDEN

REAR GARDEN

## 5 MALVERN ROAD, SEATON SLUICE NE26 4BY

This lovely, semi detached house was built in 1958 and is perfectly located in a popular residential area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

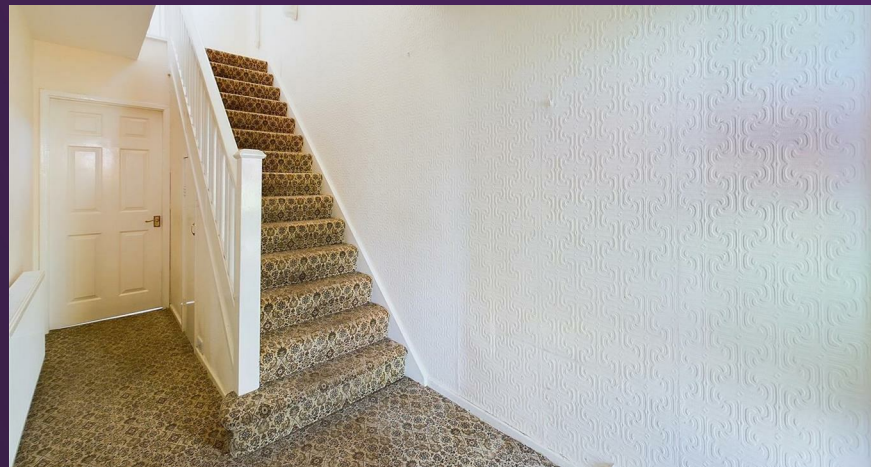
With over 1000 square foot of accommodation set over two floors this charming property comprises of two reception rooms, classic kitchen benefitting from a range of units with contrasting worktops and integrated appliances including single oven, hob and extractor hood. There is also a downstairs WC located in the garage. To the first floor there are three bedrooms and a family bathroom benefitting from a walk in shower, pedestal wash basin and low level WC. Externally there is an attached garage, a front garden with driveway parking and a substantial West facing rear garden with lawn and mature shrubs.

The fabulous location and huge potential of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Seaton Sluice is a beautiful little village on the coast, providing a getaway feel balanced with a modern lifestyle. Seaton Sluice benefits from being slightly quieter, more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed.

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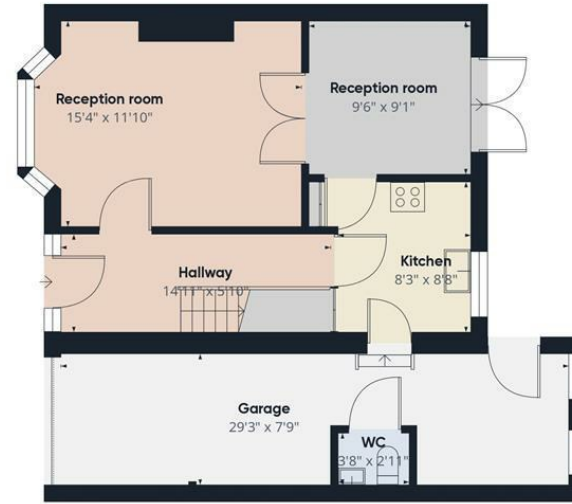


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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
1054.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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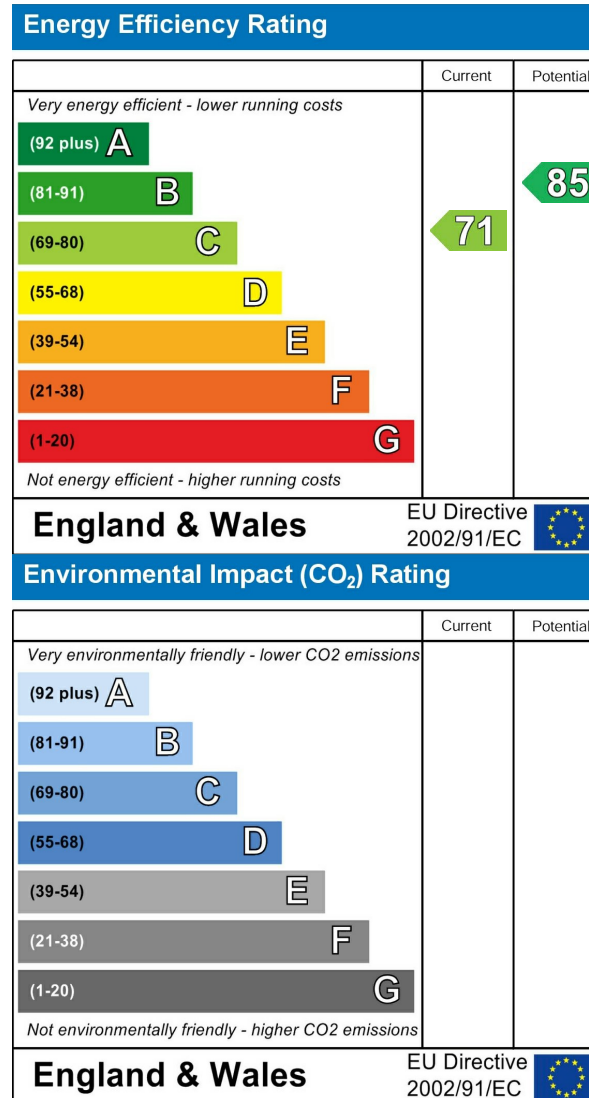
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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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