

FOR
SALE

29 COLLYWELL BAY ROAD, SEATON SLUICE NE26 4QZ
£369,950



3 BEDROOM HOUSE - MID TERRACE

- WELL EXTENDED THREE BEDROOM MID TERRACE HOUSE
- FANTASTIC SEA VIEWS
- TWO RECEPTION ROOMS
- KITCHEN DINER & FAMILY ROOM
- GOOD SIZED BATHROOM WC
- WEST FACING ROOF TERRACE
- FRONT TOWN GARDEN
- WEST FACING REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
13'11 x 13'4

RECEPTION ROOM TWO
14'9 x 13'9

KITCHEN DINER & FAMILY ROOM
33 x 9'7

FIRST FLOOR LANDING

BEDROOM ONE
13'9 x 13'9

BEDROOM TWO
14'9 x 11'3

BATHROOM WC
17'3 x 9'6

SECOND FLOOR LANDING

BEDROOM THREE

18'2 x 17'7

ROOF TERRACE
19'11 x 9'7

FRONT GARDEN

REAR YARD

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This characterful and well extended, three bedroom mid terrace house is perfectly located in a sought after coastal area. It offers modern features with period charm, fantastic sea views and is ideal for a range of buyers.

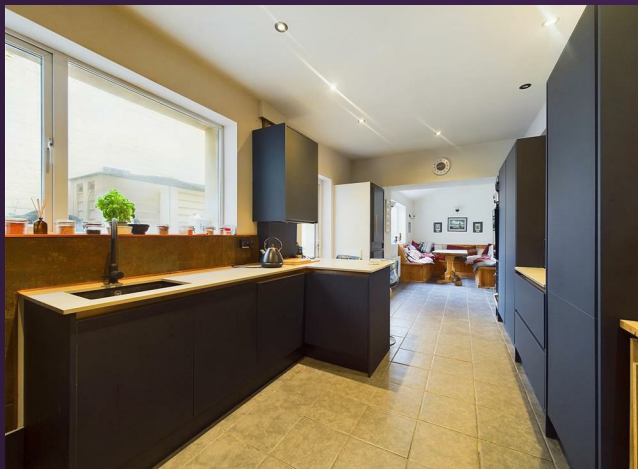
With over 1500 square feet of accommodation set over three floors this lovely property consists of a vestibule with under stairs storage, a spacious hallway with stairs up to the first floor. There are two spacious reception rooms, the front facing with sea views and both with multi fuel burners. The contemporary kitchen diner and family room benefits from a good range of units with granite worktops, integrated eye level double oven, gas hob, extractor hood and fridge freezer. To the first floor there are two spacious bedrooms and a good sized family bathroom benefitting from a corner bath, walk in rainfall shower, vanity washbasin and low level WC. The top floor has another spacious bedroom with further sea views and access to the impressive roof terrace which is West facing and, on a clear day, offers views to the Cheviots. Externally there is a front town garden and a West facing rear yard.

The generous size, superb layout and fabulous location of this property makes or 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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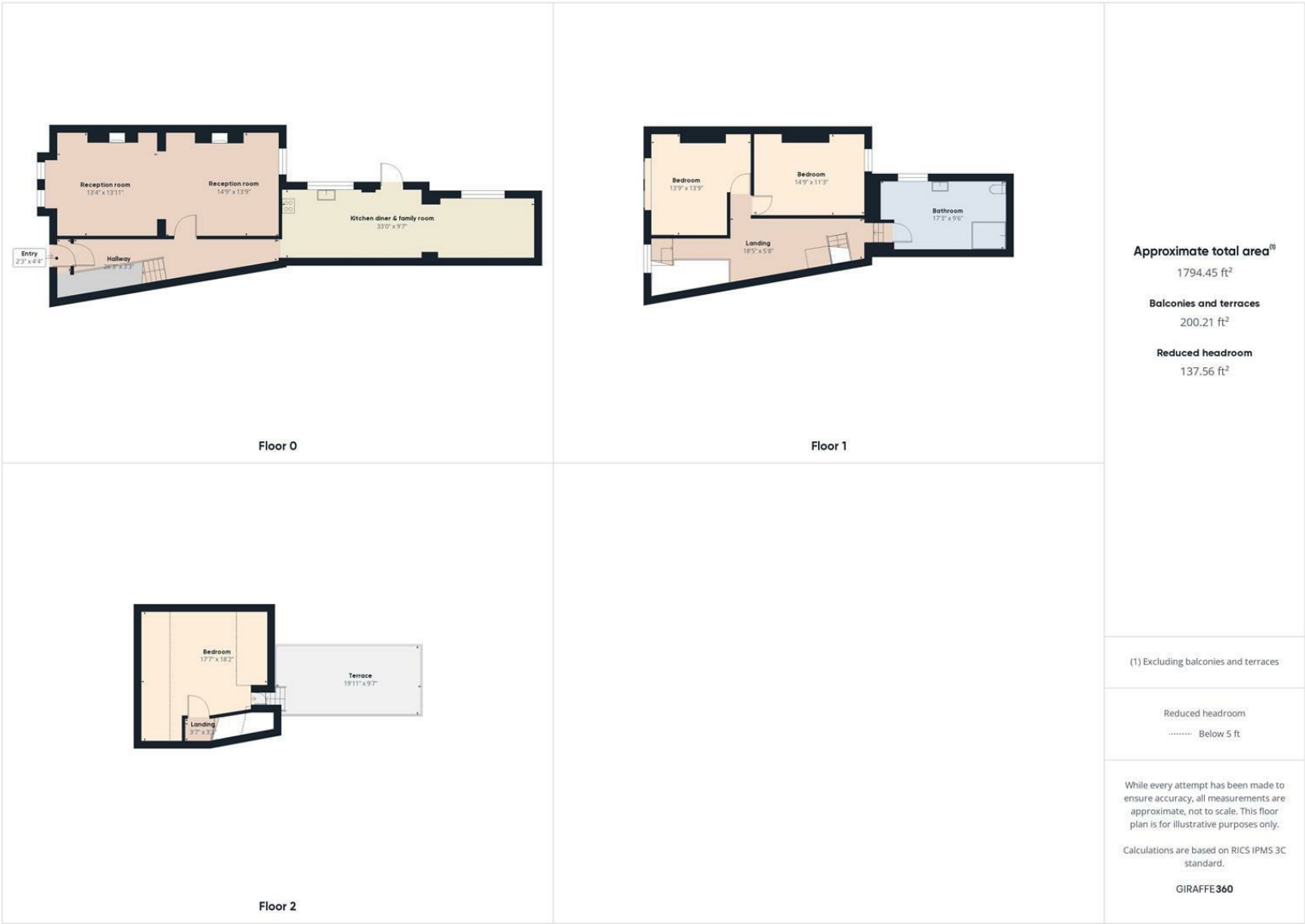
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SMOKE ALARMS

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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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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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