

SIGNATURE

NORTH EAST

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📍 Rosewood Crescent, Seaton Sluice NE26 4BL

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Offers Over £340,000

Signature North East proudly presents this charming three-bedroom semi-detached home, occupying a desirable corner plot on Rosewood Crescent in Seaton Sluice. This property benefits from a wealth of local amenities right on its doorstep. The excellent road links make commuting to neighbouring towns effortless, while the nearby parks, green spaces, and proximity to the beach enhance the appeal of this sought-after location. Additionally, easy access to Whitley Bay and Tynemouth further adds to the convenience and lifestyle on offer.

Upon entering, you are welcomed into a cosy and inviting living room, featuring a bow window and a charming log burner, creating the perfect setting for relaxation. The living room seamlessly flows into the kitchen and dining area, where a handcrafted kitchen awaits featuring large island with an integrated sink. The kitchen has integrated appliances, including a dishwasher and range cooker. The dining area boasts bi-fold doors that open directly onto the rear garden, effortlessly blending indoor and outdoor living. Both the kitchen and dining room benefit from underfloor heating. Completing the ground floor is a convenient utility room with rear door access, a W.C., and internal access to the single garage.

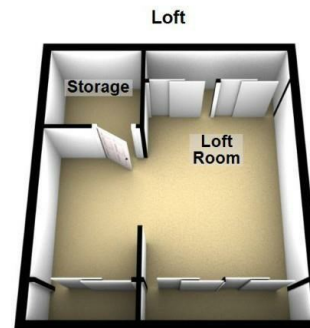
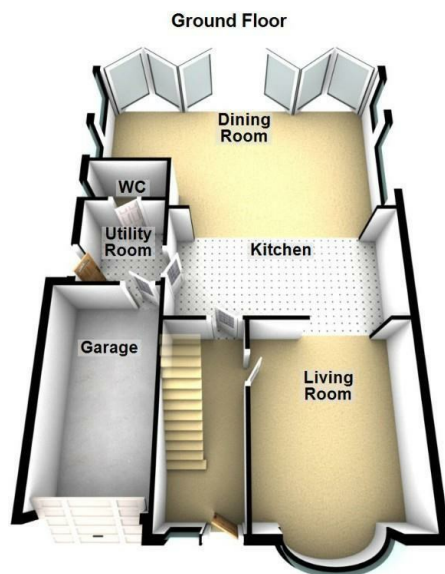
The first floor hosts three well-proportioned bedrooms. Bedrooms one and two comfortably accommodate double beds along with additional furnishings, while the third bedroom offers versatility, perfect for a single bed or a home office. The family bathroom completes this level, featuring a bath, shower, W.C., and hand basin. Additionally, this property features a loft, accessible via an electronic pull-down ladder, offering storage and benefitting from velux windows.

Externally, the property boasts a single garage and a double driveway, providing convenient off-road parking. The rear garden includes a patio for outdoor seating and entertaining, along with a lawn.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Measurements:

Living Room
14'1" x 11'8"

Kitchen
8'10" x 17'11"

Dining Room
13'6" x 24'8"

Utility Room
6'11" x 6'4"

W.C
3'4" x 6'4"


Bedroom One
12'5" x 10'9"

Bedroom Two
10'7" x 10'9"

Bedroom Three
6'3" x 6'10"

Bathroom
5'6" x 6'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(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 	





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