



## 9 Granville Avenue

Seaton Sluice, Whitley Bay NE26 4BU

- Popular location close to the beach
  - Two reception rooms
- Utility room and ground floor cloak room
  - Lovely private garden to the rear
  - Viewing highly recommended
- Generously proportioned accommodation
  - Well equipped Kitchen
  - Three good sized Bedrooms
- Garage with electric door and driveway
  - No upper chain

**£299,950**







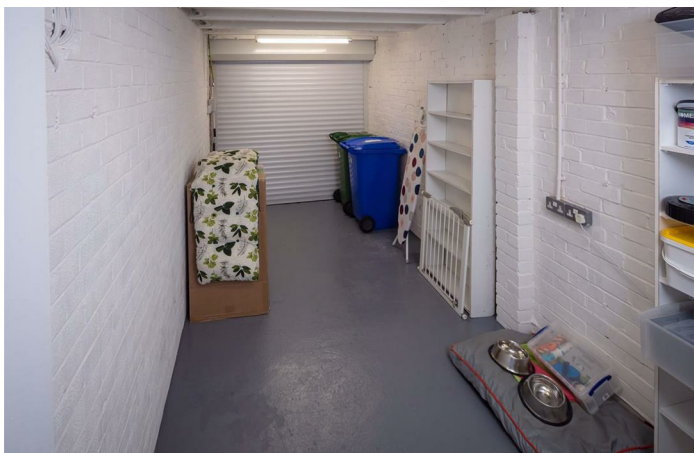
Generously sized three bedroom home, situated in the popular fishing village of Seaton Sluice on the outskirts of Northumberland.

The Property has an entrance porch which leads to large hallway with staircase leading to the first floor. The lounge has a lovely, cosy and homely feel with double doors leading to Dining room. Well equipped kitchen leading to a handy utility room and ground floor WC.

To the first floor there are three bedrooms, master with bay window to the front with sea views in the distance and plenty storage with fitted wardrobes, good sized further two bedrooms and bathroom WC with shower over bath.

Well kept private garden to the rear with patio area, to the front is a block paved driveway for parking and single attached garage with electric door.

Viewing highly recommended with no upper chain



### Entrance porch

### Hallway

### Lounge

13'5" x 13'2"

### Dining Room

10'5" x 16'1"

### Kitchen

15'11" x 9'8"

### Utility Room

7'0" x 8'6"

### Ground floor cloakroom

### Stairs to the first floor

### Bathroom/wc

8'10" x 5'4"

### Bedroom 1

10'11" x 14'0" include robes

### Bedroom 2

11'1" x 10'11"

### Bedroom 3

9'2" x 7'11"

### Externally

Private lawned garden to the rear with patio

### DISCLAIMER:

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

### Viewing arrangements

#### OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

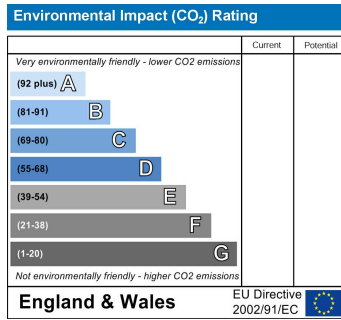
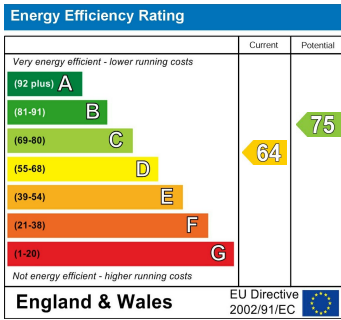








**Local Authority** Northumberland County Council  
**Council Tax Band** D  
**EPC Rating** D  
**Tenure** Freehold



**ML Estates Sales Office**

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