



22 Fountain Head Bank

Seaton Sluice, Whitley Bay NE26 4HU

- Superb Location
- Close to Beach
- 2 Reception rooms
 - Utility Room
- Garage and Driveway
- Semi Detached House
- No Upper Chain
- Fitted Kitchen
- 3 Bedrooms
- Gardens

£289,950





Superbly located in the ever so popular Seaton Sluice Village with just a short walk from the beach and the stunning Northumberland coastline is this Semi Detached House that has been extremely well cared for over the years. The added benefit of being sold with no upper chain. Viewing is strongly recommended.

Briefly comprising a good sized Reception hallway with stairs to the first floor and under stairs storage cupboard, Living Room with Bay window to front, gas fire and sliding doors to Dining Room with patio doors opening to rear garden, fitted Kitchen with a good range of wall, floor and display units with contrasting work surfaces incorporating sink unit and mixer tap, electric hob and oven, extractor, integral dishwasher, space for small breakfasting table and chairs, Utility Room with space for further white goods, plumbing for automatic washing machine, wall mounted central heating boiler, door to ground floor w.c. Door to garage. To the first floor there is a spacious landing leading to 3 Bedrooms the master with a bay window with side sea views as well as fitted robes. Family Bathroom comprising white suite of panelled bath, square wash handbasin, low level w.c. and a separate shower cubicle with electric shower.

Externally there is a garage with electric door, light and power, and block paved garden area and driveway, to the rear there is a pleasant fenced garden with lawn, paved patio and garden shed.

There is UPVC double glazing and gas central heating.

Reception Hallway

Lounge

13'2 x 13'6

Dining Room

10'4 x 10'5

Kitchen

10'4 x 9'5

Utility Room

9'4 x 7'10

Ground Floor w.c

First Floor Landing

Bedroom One

12'2 x 9'0 exc robes

Bedroom Two

11'0 x 11'7

Bedroom Three

9'0 x 7'11

Bathroom/w.c.

8'1 x 5'5

Rear Garden

Seaton Sluice Harbour

Seaton Sluice Beach

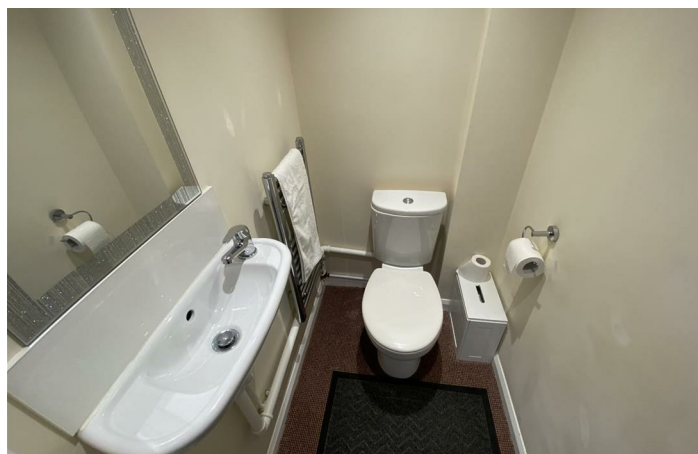
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect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

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







Local Authority Northumberland Council
Council Tax Band B
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	83
England & Wales	EU Directive 2002/91/EC	

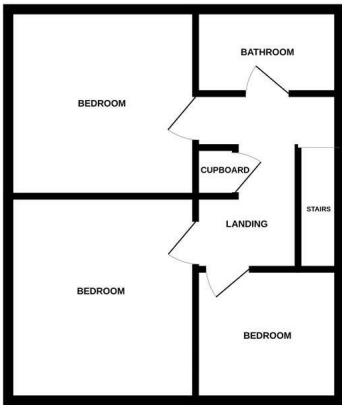
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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