



4 Derwent Road

Seaton Sluice, Whitley Bay NE26 4JH

- Semi Detached Family Home
 - Two Reception Rooms
 - Ground Floor W.C
- Modern Shower Room/w.c.
 - Driveway & Garage
- Close to Beach
- Five Bedrooms
- Re-Fitted Kitchen
- Southerly aspect rear Garden
- Viewing is essential

£350,000





****Fantastic Price Reduction, Viewing is highly recommended****

Located in the heart of Seaton Sluice a stones throw from the beach, Holywell Dene and the picturesque Harbour is this fabulous extended Semi Detached house offering excellent sized and ready to move into family accommodation.

Briefly comprising a Reception Hallway with lovely Oak staircase to first floor Living Room with Bay window 17ft Dining Room with ample space for a table & chairs, Re-fitted modern Kitchen with an excellent range of wall & floor units with contrasting work surfaces incorporating sink unit with mixer tap, 5 burner gas hob, electric oven, under bench fridge & freezer, Ground Floor Cloaks/w.c. To the First floor there are 5 Bedrooms (three with fitted wardrobes) and a family Shower Room with good sized shower enclosure with mains shower, vanity wash hand basin and w.c. Externally to the front is a double driveway leading to a single garage with electric door, light and power, plumbing for automatic washing machine. To the rear there is a pleasant fenced southerly aspect garden with artificial grass and patio.

Maintained to a high standard throughout.

Reception Hallway

Lounge

17'11 x 9'0

Dining Room

17'11 x 9'0

Kitchen

14'1 x 7'9

Ground Floor W.C

First Floor Landing

Bedroom One

11'2 x 10'9

Bedroom Two

11'11 x 8'9

Bedroom Three

12'2 x 7'2

Bedroom Four

9'5 x 7'10

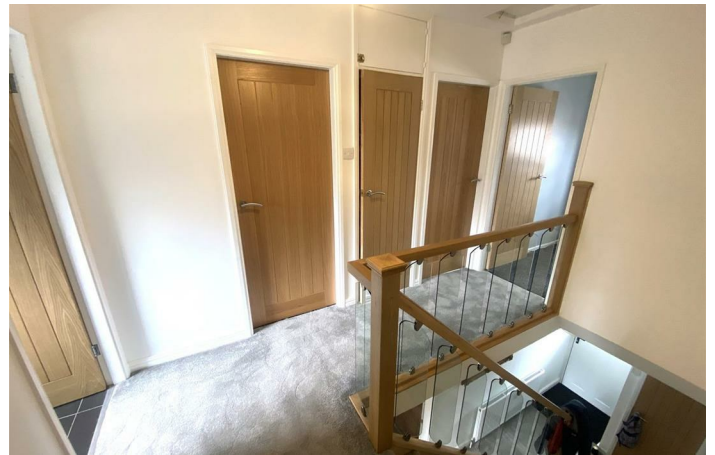
Bedroom Five

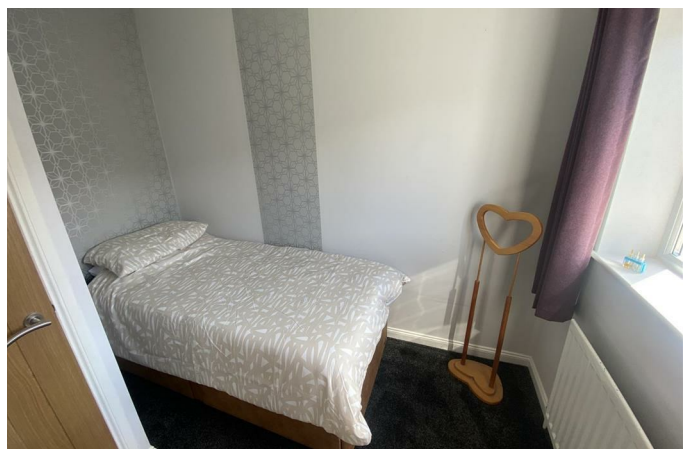
7'5 x 6'11

Shower Room/W.C.

6'8 x 5'4




Externally



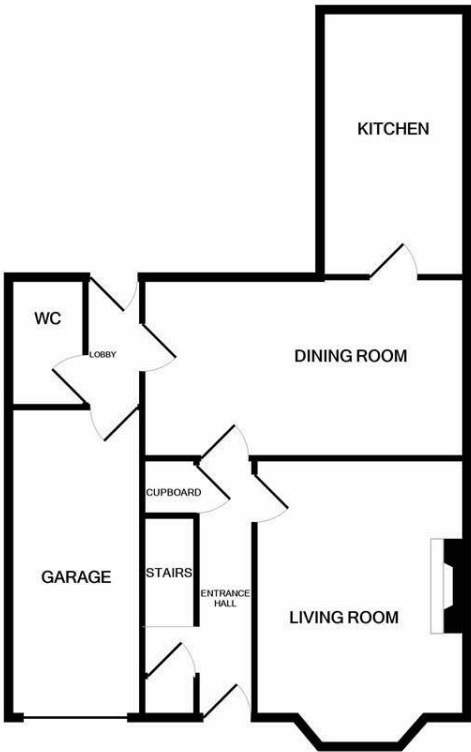




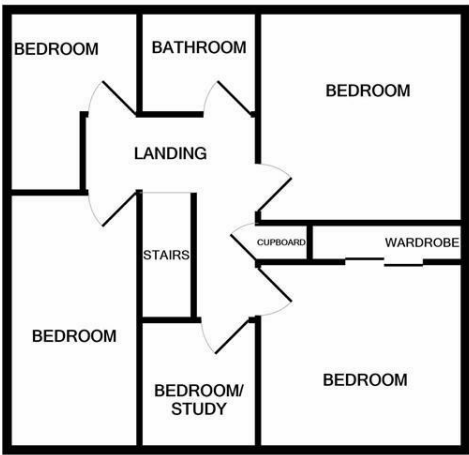
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating B
Tenure Freehold

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		
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
APPROX. FLOOR
AREA 661 SQ.FT.
(61.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 546 SQ.FT.
(50.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1207 SQ.FT. (112.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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