



23 Elwin Close

Seaton Sluice, Whitley Bay NE26 4DG

- Fabulous Location
 - 15Ft Lounge
 - Utility Room
- driveway to the front
- Sunny aspect rear garden
- End link home
- Modern breakfasting Kitchen
- Three Bedrooms
- Rear Garden
- No Upper Chain - Viewing Essential

£192,500





Located in the heart of the ever so popular fishing village in Seaton Sluice, is this end link home offering excellent first time buyer accommodation as well as the benefit of being sold with no upper chain. Local amenities are close by as well as the Dene and the beautiful Coastline.

Briefly comprising: Reception Hallway, Lounge with feature chimney breast recess, modern breakfasting Kitchen with ample wall and floor units and coordinating work tops incorporating sink unit with mixer tap, space for cooker, integrated fridge, freezer and dishwasher, breakfast bar area. Separate utility area with space for White goods, plumbed for washing machine and access to garden.

To the first floor there are three bedrooms and Bathroom/WC comprising White suite of panelled bath with electric shower over, wash hand basin and low lever WC. Externally to the front is a garden area and driveway offering off street parking, whilst to the rear there is a Westerly aspect garden with decking and gravelled areas. Viewing recommended

Reception Hallway

Lounge

15'9 x 12'5

Kitchen

12'6 x 11'9

Utility Room

7'10 x 5'10

First Floor Landing

Bedroom 1

12'6 x 12'4

Bedroom 2

11'8 x 9'11

Bedroom 3

8'11 x 8'2

Bathroom/Wc

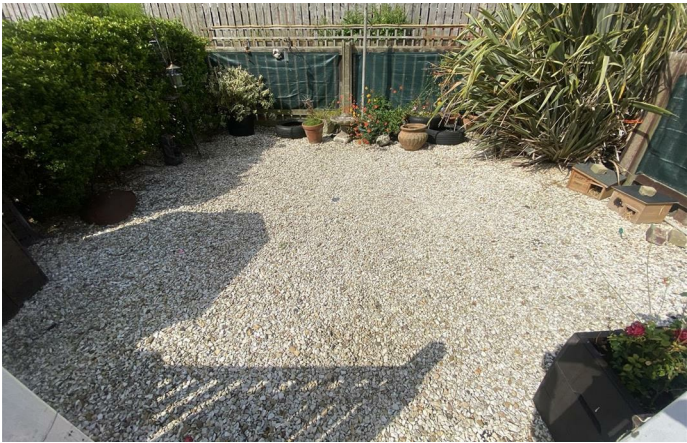
6'11 x 5'1

Externally

Disclaimer

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

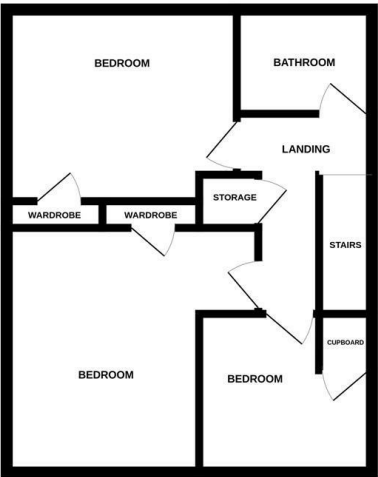
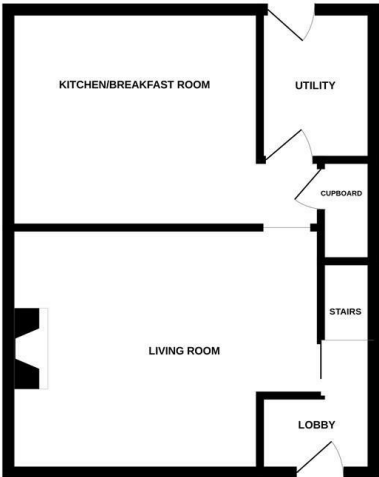
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		
EU Directive 2002/91/EC		

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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