



## 74 Main Street

Seahouses, NE68 7TP

Offers In The Region Of £259,000

Conveniently located in a central position within easy walking distance to the shops, the harbour and beach in this highly sought after Northumberland seaside village, this well maintained three bedroom semi-detached house would make a superb family home, or as an investment property, which has full double glazing, lpg central heating, 'off road' parking and a garage. The well proportioned interior comprises of a generous living room with a bay window and an attractive fireplace, a dining room with ample space for a table and chairs and a cream shaker kitchen with appliances. On the first floor is a bathroom and three good sized bedrooms, the main bedroom has an en-suite shower room. Small lawn garden at the front of the house and a generous enclosed rear garden with lawns, flowerbeds and a garden shed. Seahouses is a highly sought after Northumberland coastal village, with its bustling harbour, various independent shops, restaurants and cafes, which has made it a popular place to live and as a holiday destination. A huge attraction to Seahouses are the boat trips to The Farne Islands, where you can see puffins, grey seal colonies and an array of other wildlife throughout the year. The village has an eighteen hole golf course, a lovely sandy beach and easy access to other lovely coastal towns and villages including Bamburgh with its famous castle. Seahouses is located 12 miles from Alnwick, 22 miles from Berwick-upon-Tweed and 50 miles from Newcastle-upon-Tyne. Viewing is highly recommended.



### **Vestibule**

3'4 x 6' (1.02m x 1.83m)

Partially glazed entrance door giving access to the vestibule, which has a tiled floor and a cloaks hanging area. Glazed door to the entrance hall.

### **Entrance Hall**

Stairs to the first floor landing with a built-in understairs cupboard and a central heating radiator.

### **Living Room**

15' x 14'9 (4.57m x 4.50m)

A spacious reception room with a bay window to the front and an attractive wooden carved fireplace with a marble hearth. The living room has a central heating radiator, six power points and a television point.

### **Dining Room**

12'3 x 12'5 (3.73m x 3.78m)

With ample space for a table and chairs, the dining room has a feature inglenook fireplace with a built-in shelved cupboard to the side. Double window to the rear, a central heating radiator, four power points and a television point.

### **Kitchen**

7' x 8'3 (2.13m x 2.51m)

Fitted with a superb range of cream shaker wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer, two windows to the rear and a partially glazed entrance door to the garden. Plumbing for an automatic washing machine, a central heating radiator and six power points.

### **First Floor Landing**

9' x 3'5 (2.74m x 1.04m)

Giving access to the loft and all the rooms on the first floor level except the en-suite shower room.

### **Bedroom 3**

9'7 x 8'5 (2.92m x 2.57m)

A good sized single bedroom with a window to the front, a central heating radiator and four power points.

### **Bedroom 2**

12' x 12'4 (3.66m x 3.76m)

A double bedroom with a double window to the front and a wooden panelled headboard for a bed. Central heating radiator and four power points.

### **Bedroom 1**

12' x 9'6 (3.66m x 2.90m)

A double bedroom with a window to the rear, a central heating radiator and four power points.

### **En-Suite Shower Room**

5'1 x 6'1 (1.55m x 1.85m)

Fitted with a white three-piece suite, which includes a toilet, a wash hand basin with a medicine cabinet and mirror above and a corner shower cubicle with an electric shower.

Frosted window to the rear and a central heating radiator.

### **Bathroom**

8'5 x 5'2 (2.57m x 1.57m)

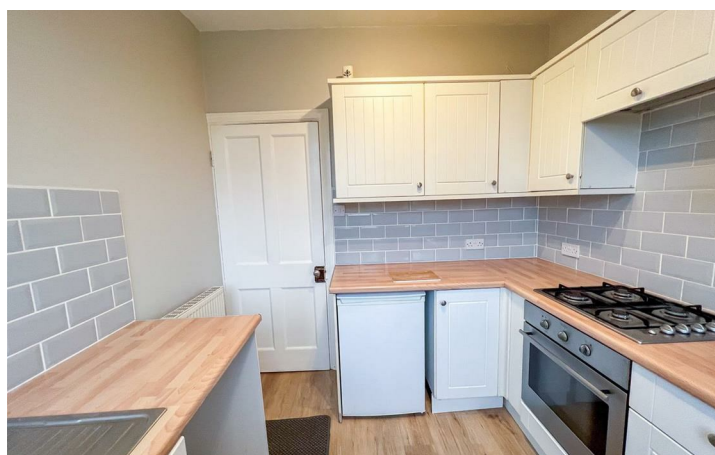
Fitted with a white three-piece suite which includes a wash hand basin with a mirror above, a bath with a shower and curtain above and a toilet. Central heating radiator and a frosted window to the rear.

### **Gardens**

Small lawn garden at the front and a drive offering 'off road' parking and giving access to the garage. There is a large enclosed garden at the rear of the house which has been mainly laid down to lawns with flowerbed surrounds. Timber garden shed.

### **Garage**

Single garage attached to the side of the property with an up and over door to the front giving access to the garage, which has lighting and power connected and a door to the side.



## General Information

Full double glazing.

Full lpg central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax Band C.

Tenure- Leasehold end date 01/05/2136 (112 years remaining).

## Agents Information

### OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

### FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

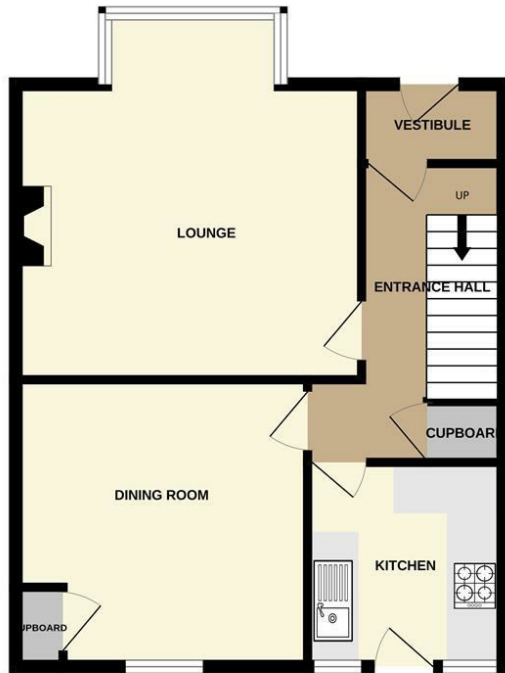
### VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.

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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