



16 James Street

Seahouses, NE68 7YD

Offers Over £180,000

Welcome to this spacious two bedroom semi-detached house, which is located in a sought after residential area with a pleasant open outlook onto a green at the front. Easy walking distance to the centre of this popular seaside town, which has a beautiful beach, a harbour, golf course and varied shopping and restaurants .

This property would make an ideal home for a first time buyer, or a weekend retreat, which has a generous landscaped garden at the front and rear, offering a lovely outdoor space where you can enjoy the fresh air and dine outside. Ample 'off road' parking on a driveway. There is the potential to extend the accommodation at the side of the house, where there is a useful wash house.

The spacious interior comprises of a dual aspect living room with an open coal fireplace, there is a sperate dining room with ample space for a table and chairs and a doorway leading to the well appointed kitchen. On the first floor is a toilet, a bathroom and two generous double bedrooms, both have fitted wardrobes. The house has electric heating and full double glazing.

Don't miss the opportunity to make this delightful house your new home close to the centre of Seahouses.



Entrance Hall

5'7 x 12'6 (1.70m x 3.81m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with built-in understairs cupboard. Cloaks hanging area, a night storage heater, window to the front and a telephone point.

Living Room

16'4 x 9'9 (4.98m x 2.97m)

A spacious dual aspect reception room with a window to the front and rear and a stone built open coal fireplace with a tiled hearth. Arched alcove to the side of the fireplace, three double wall lights and a night storage heater. Television point and four power points.

Dining Room

10'1 x 12'5 (3.07m x 3.78m)

With ample space for a table and chairs the dining room has two arched alcoves with double cupboards below. Built-in double glass display cabinet and a double cupboard. Night storage heater, four power points and a doorway to the kitchen.

Kitchen

12'5 x 11'5 (3.78m x 3.48m)

Fitted with a range of cream wall and floor shaker kitchen units with ample worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the picture window to the rear. Freestanding electric cooker with a cooker hood above. Entrance door to the side and six power points.

First Floor Landing

5'5 x 10'3 (1.65m x 3.12m)

Giving access to all the rooms on the first floor level, the landing has a window to the front, a night storage heater and access to the loft. Built-in airing cupboard housing the hot water tank.

Toilet

2'7 x 4'8 (0.79m x 1.42m)

Frosted window to the front and a white toilet.

Bathroom

5'7 x 5'7 (1.70m x 1.70m)

Fitted with a white three piece suite which includes a bath with an electric shower and curtain rail above, a toilet and a wash hand basin below the frosted window to the side. Night storage heater and a mirrored medicine cabinet.

Bedroom 1

10'2 x 12'5 (3.10m x 3.78m)

A double bedroom with a picture window to the rear with a night storage heater below. Fitted wardrobes on one wall offering excellent storage, a dressing table with a mirror above and three power points.

Bedroom 2

10'1 x 9'9 (3.07m x 2.97m)

A double dual aspect bedroom with a window to the side and rear and built-in shelved storage cupboard. One power point.

Wash Room

12'9 x 5'7 (3.89m x 1.70m)

The wash house is attached onto the side of the house, which offers potential to extend the accommodation if required. Fitted with wall and floor storage cupboards and a window to the front with a stainless steel sink and drainer below. Entrance door to the rear and four power points.

Garden

Red chipped garden at the front and a driveway offering ample 'off road' parking. Large enclosed rear garden with a patio overlooking lawns, red chipped sitting areas, shrubberies and a garden shed.

General Information

Full double glazing.

Electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band B.

Tenure-Freehold.

Agency 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 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
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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