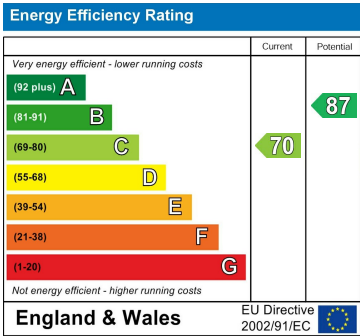




Rosewood Crescent, Seaton Sluice



**Important Information**  
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. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £285,000



Description

IMMACULATLY PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW POSITIONED WITHIN A SOUGHT AFTER ESTATE IN SEATON SLUICE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcomes to the market this fully refurbished semi detached bungalow, perfectly positioned within the Old Hartley area of Seaton Sluice. The immaculately presented accommodation comprises of a substantial living room, two double bedrooms, modern fitted kitchen with integral appliances and family bathroom, complete with gardens to the front and rear, garage and driveway parking.

Briefly comprising: Welcoming entrance hallway provides access to all rooms, whilst housing an integral storage cupboard.

This configuration and neutral decor of this home ensures ultimate versatility, allowing the new owner to have the ultimate choice of two bedrooms or two reception spaces. The existing living room sits to the front of the property. Substantial in size, the space incorporates a bay window and insert to the chimney breast. Adjacent, the second bedroom is positioned. Also overlooking the front garden, the space is well sized and can accommodate a multitude of layouts. Progressing into the rear of the home, the current master bedroom houses French doors, opening up into the rear garden.

Back to the hallway, the main bathroom is accessed. With stone effect tiling, the bathroom is furnished with a pedestal wash basin, WC, bath with shower overhead and heated towel rail. Leading into the upgraded kitchen, there are a range of fitted wall and base units which include an integral hob, oven, extractor hood, dishwasher and sink, as well as designated space for appliances and a breakfast table. Complete with tiled splashbacks and wood effect worktops, a door leads into the garage. Well sized, the garage offers access to both the front and rear of the property, finished with fittings for a washing machine and tumble dryer.

Externally, to the rear is a secluded West facing rear garden. Offering an initial patio area, the garden presents a well maintained lawn with borders and secure fenced boundary.

Perfectly located in Seaton Sluice, a sought after coastal village with a harbour, miles of golden sand dunes and beaches, coastal walks and is within easy walking distance of Seaton Delaval Hall, Whitley Bay and Holywell Dene. There are also many local amenities close by, excellent transport links to the city centre and other coastal towns, all in a highly sought after peaceful residential area.

Entrance Hallway  
11'1" x 3'6"

Lounge  
17'10" x 11'5"

Kitchen  
9'0" x 9'4"

Reception Room/Bedroom  
15'3" x 11'6"

Bedroom Two  
11'0" x 9'5"

Bathroom  
6'10" x 5'5"

Garage  
16'6" x 8'2"

Rear Garden

