



## Dereham Road Seaton Sluice

A beautifully located family semi-detached home, just short walk from the coast and seafront, close to the Dene, local schools, amenities and bus routes! The property has been loved by the current family for many years and comes with the added benefit of no onward chain. There is a spacious hallway, lounge with feature bay window, fireplace and gas fire, double doors open into the family dining room, also with bay window, enjoying views over the garden area, there is a family kitchen with door through to the spacious garage, downstairs cloaks/w.c. and additional hobby room/storage area. There is access from the garage to both the front and rear of the house. The landing area opens into the three spacious bedrooms, two of which benefit from fitted storage. The shower room is stylish and contemporary and has been recently re-fitted to include shower cubicle and modern tiling. To the front of the property there are some lovely, distant sea views and the rear garden is a superb size, front, block paved driveway and feature gravelling, attached garage.

# £240,000

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# Dereham Road

## Seaton Sluice

Entrance Door with stained leaded light insert to:

**ENTRANCE HALLWAY:** Spacious hallway with radiator, turned, spindle staircase up to the first floor, under-stair cupboard, door to:

**LOUNGE:** (front): 16'5 x 11'6, (5.0m x 3.51m), with measurements into double glazed bay window and alcoves, attractive feature fireplace with gas fire, radiator, double doors through to:

**DINING ROOM:** (rear): 13'9 x 8'7, (4.19m x 2.82m), maximum measurements, into double glazed bay window which pleasantly overlooks the rear garden, radiator

**KITCHEN:** 8'9 x 8'8, (2.67m x 2.64m), incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, gas point, tiled splashbacks, double glazed window, radiator, pantry cupboard, plumbed for automatic washing machine, door to:

**GARAGE:** 16'9 x 7'8, (5.11m x 2.33m), excellent sized garage with double doors out to the front driveway, electric points and lighting, door to:

**DOWNSTAIRS CLOAKS/WC.:** low level w.c., hand washbasin

**HOBBY ROOM/WORKSPACE:** (rear): with door in from the garage, fitted workbench, door out to the garden area

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we have been advised that the loft is mainly floored for storage purposes, double glazed window, airing cupboard housing combination boiler, door to:

**BEDROOM ONE:** (front): 10'8 x 10'0, (3.25m x 3.3m), excluding depth of fitted wardrobes, radiator, double glazed window

**BEDROOM TWO:** (rear): 10'7 x 10'6, (3.22m x 3.2m), excluding depth of fitted wardrobes, radiator, double glazed window



**BEDROOM THREE:** (front): 6'9 x 6'8, (2.06m x 2.03m), radiator, double glazed window

**SHOWER ROOM:** 6'8 x 5'5, (1.95m x 1.65m), a gorgeous, contemporary, re-fitted shower room, showcasing, shower cubicle with chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, panelling and spotlights to ceiling, radiator, modern tiling, double glazed window

**EXTERNALLY:** An extensive, rear garden with patios and hedging, greenhouse. The front driveway has been, block paved and has additional feature gravelling, doors into garage

#### **AGENTS NOTE**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains/Gas

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Driveway/Garage

#### **MINING**

The property is not known to be on a coalfield and is not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** C

**EPC RATING:** TBC

WB2549.AI.DB.11.07.2024.V.2





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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