



Beresford Road Seaton Sluice

Offering a wonderful, outdoor lifestyle for you and your family, this gorgeous, 1930's semi-detached home, is just a short walk from the Beach, dunes, park, dene, schools, bus routes and local shops. Boasting a large, enclosed garden and distant sea views to the rear, along with a driveway for off street parking. Seaton Sluice has become a real treasure of a village with a fabulous community spirit. The property itself is wonderfully light and airy throughout, with an impressive entrance hallway, lounge with feature bay window, open family dining kitchen with a stylish and contemporary kitchen with dual fuel stove cooker, the dining area is pleasantly overlooking the garden. There are three bedrooms to the first floor, the principle, bedroom with feature bay window. Modern family bathroom with thermostatic controlled boiler fed shower. Large, private garden with patios, lawn and rear sitting area with pergola, gated access to park area. To the front there is a spacious driveway and garden area. A fabulous opportunity to live in this gorgeous village with so much on your doorstep!

£240,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk



Beresford Road Seaton Sluice

Double Glazed Entrance Door to:

ENTRANCE HALLWAY: A lovely, light and airy hallway with LVT flooring, radiator, double glazed window, turned, spindle staircase to the first floor, door to:

LOUNGE: (front): 14'4 x 10'6, (4.37m x 3.20m), with measurements into feature double glazed bay window, radiator, coving to ceiling



DINING KITCHEN: (rear): 16'6 x 12'1, (3.68m x 5.03m), a gorgeous, family dining kitchen with fabulous views from the double glazed window over the garden, the kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, contrasting worktops, dual fuel- stove cooker, cooker hood, one and a half bowl sink unit with mixer taps, under-unit lighting, LVT flooring, plumbing for automatic washing machine, pantry cupboard, under-stair cupboard housing combination boiler, additional double glazed window and door out to the side path and garden, radiator

FIRST FLOOR LANDING AREA: double glazed window, loft access, door to:



FAMILY BATHROOM: 7'2 x 7'0, (2.18m x 2.13m), modern, family bathroom, comprising of, bath with hot and cold mixer taps, thermostatic controlled boiler fed shower, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls, spotlights to ceiling, airing cupboard, double glazed window, radiator

BEDROOM ONE: (front): 14'6 x 9'8, (4.42m x 2.75m), with measurements into double glazed bay window, radiator

BEDROOM TWO: (rear): 12'4 x 9'8, (3.76m x 2.95m), radiator, double glazed window with beautiful open and distant sea views

BEDROOM THREE: (front): 9'1 x 6'4, (2.77m x 1.93m), radiator, double glazed window



EXTERNALLY: Large, private, enclosed rear garden with extensive lawned area, rear patio with pergola, outside tap, side path with gated access to the front driveway and garden

Beresford Road Seaton Sluice

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and 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: B

EPC RATING: D

WB2678.AI.DB.13.09.2024 .V.3

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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.

16 Branches across the North-East

