



Malvern Road | Seaton Sluice | NE26 4BZ

£270,000

An excellent sized family semi on a generous corner plot. Located within the beautiful Seaton Sluice with the beach, dene and harbour close by. The village has local schools, shops and bus routes and offers a wonderful family lifestyle. Malvern Road is available with no onward chain and has a spacious hallway, lounge with feature fireplace and gas, coal effect fire, double glazed bay window. Stylish and spacious family dining kitchen with breakfast bar, integrated appliances, inner hallway with access out to the garden and into a large one and a half sized garage. There are four bedrooms to the first floor, three with fitted storage, stylish, re-fitted family bathroom with shower. South facing rear garden, gardens to the side, front driveway and garage.

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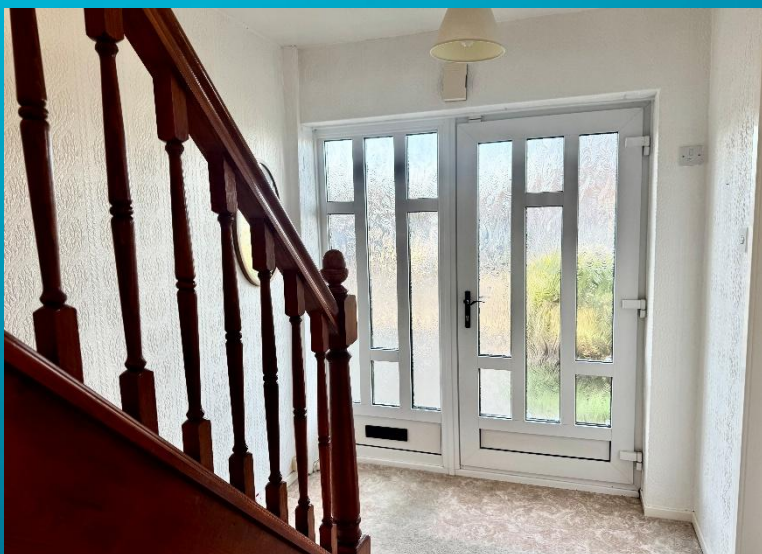
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Double Glazed Entrance Door to:

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

LOUNGE: (front): 13'9 x 12'8, (4.19m x 3.86m), into double glazed bay window and alcoves, attractive feature fireplace, gas, coal effect fire, (we have been advised that the fire is not in working order), radiator, door to:

DINING KITCHEN: 22'0 x 9'2, (6.71m x 2.79m), a stylish, light and airy family dining kitchen, two double glazed windows, the kitchen is fitted with a range of base, wall and drawer units, co-ordinating worktops, breakfast bar, integrated double oven, gas hob, cooker hood, integrated fridge, plumbed for automatic washing machine, radiator, double glazed door to:

INNER HALLWAY: door to garden, door to:

GARAGE: 14'6 x 10'8, (4.42m x 3.28m), excellent sized, one and a half-sized garage with double doors and double-glazed window, combination boiler



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FIRST FLOOR LANDING AREA: through to:

BEDROOM ONE: (front): 12'3 x 10'2, (3.73m x 3.10m), radiator, double glazed window, fitted storage

BEDROOM TWO: (rear): 12'3 x 10'2, (3.73m x 3.10m), including depth of wardrobes, fitted shelving, radiator

BEDROOM THREE: (dual aspect): 14'2 x 9'9, (4.32m x 2.97m), fitted wardrobes, two double glazed windows, radiator

BEDROOM FOUR: (front): 8'9 x 7'4, (2.67m x 2.24m), radiator, double glazed window

FAMILY BATHROOM: stylish, re-fitted bathroom, showcasing, "P" shaped bath with mixer taps, vanity sink unit with mixer taps, low level w.c. with recessed flush, fully tiled walls and floor, spotlights and panelling to ceiling, chrome radiator, double glazed window

EXTERNALLY: enjoying wrap around garden private, rear garden with Southerly aspect, front driveway and garage, corner lawned area with hedging, gated access from front to rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: D

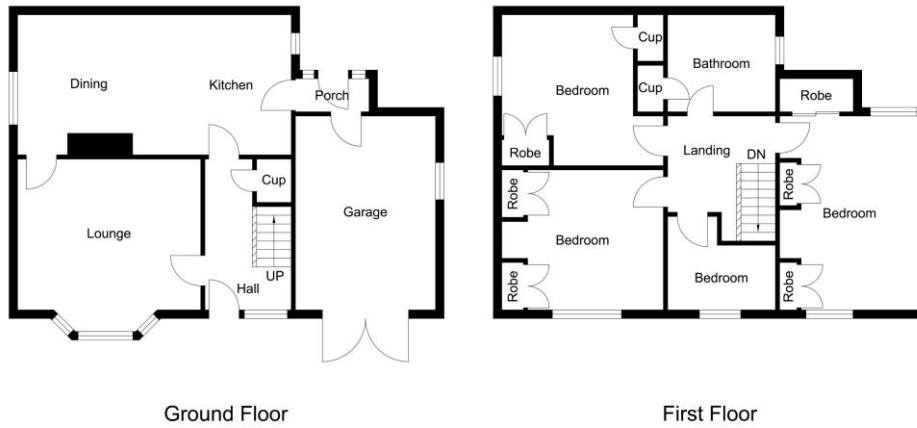
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.