



Astley Gardens | Seaton Sluice| NE26 4JJ

£250,000

Situated in a quiet street in the heart of Seaton Sluice. Close to the Beach, Harbour, Dene and most local amenities, this spacious three-bedroom semi-detached home offers generous living accommodation, a large driveway, and a beautifully mature rear garden. The property provides excellent potential throughout. Upon arrival, the house benefits from a wide driveway, access to an attached garage with roller door, and accompanied by a lovely front garden. Stepping inside, you are greeted by a bright entrance area leading into an impressive open-plan lounge and dining room, featuring a bay window, decorative fireplace, and ample space for family living and entertaining. To the rear, a spacious conservatory overlooks the garden and provides an additional versatile living space. The rear garden itself is a standout feature, offering a generous lawned area, mature shrubs, paved patio, and raised beds, all enclosed for privacy and perfect for outdoor enjoyment. The ground floor also provides access to a utility area with fitted storage and plumbing, as well as a convenient downstairs WC. Upstairs, the property benefits from three well-proportioned bedrooms, two of which feature fitted wardrobes offering excellent storage. The family bathroom is fully tiled and fitted with a bath, overhead shower, and built-in vanity storage. Overall, this much-loved property presents a fantastic opportunity to acquire a home in a sought-after coastal village, within easy reach of local shops, schools, transport links and Seaton Sluice's stunning beaches.

Available with no onward chain.

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SEMI-DETACHED
FRONT DRIVE AND GARAGE

**BEAUTIFUL FRONT AND
REAR GARDEN**

**OPEN PLAN LIVING ROOM
AND DINING AREA**

TWO DOUBLE BEDROOMS

**CLOSE TO BEACH, DENE
AND LOCAL AMENITIES**

For any more information regarding the property please contact us today

ENTRANCE HALL: Double glazed entrance door, stairway to first floor, door to:

LIVING ROOM 11'6 x 14'2 (3.51m x 4.32m) Plus bay window area: ceiling cornice, radiator, feature fireplace, open plan with:

DINING ROOM 9'8 x 8'9 (2.95 x 2.67m): Ceiling cornice, radiator, double glazed sliding door to:

CONSERVATORY 8' x 9'6 (2.44m x 2.9m): Double glazed windows with view out to the beautiful rear garden, radiator, double glazed French doors to rear garden.

KITCHEN 7'9 x 8'6 (2.35m x 2.59m) Plus understairs cupboard space: Incorporating a range of base, wall and drawer units and worktops. Part tiled walls, tiled floor, double glazed window, door to:

UTILITY & W.C. 6'4 x 7'7 (1.93m x 2.31m): Base and wall units, plumbing for washer, W.C room, windows with rear garden aspect, door to garden and door to:

GARAGE: Spacious garage with electric roller door and containing combination boiler.



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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LANDING: Double glazed window with South-facing aspect that floods the landing with natural light, storage cupboard, access hatch to loft, door to:

BEDROOM ONE 10'8 x 10'7 (3.25m x 3.22m) Plus built in wardrobe space: Spacious double bedroom with fitted wardrobe and storage cupboards, radiator, double glazed window.

BEDROOM TWO 10'5 x 8'7 (3.18m x 2.62m): Generous double bedroom with fitted wardrobe, radiator, double glazed window with rear garden aspect.

BEDROOM THREE 6'9 x 6'6 (2.06m x 1.98m): Single bedroom, double glazed window with front aspect.

EXTERNALLY: Enclosed and spacious rear garden which has been beautifully kept, lovely and well-kept front garden, front driveway with garage for off street parking and ideal storage space, private side access lane.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

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: TBC

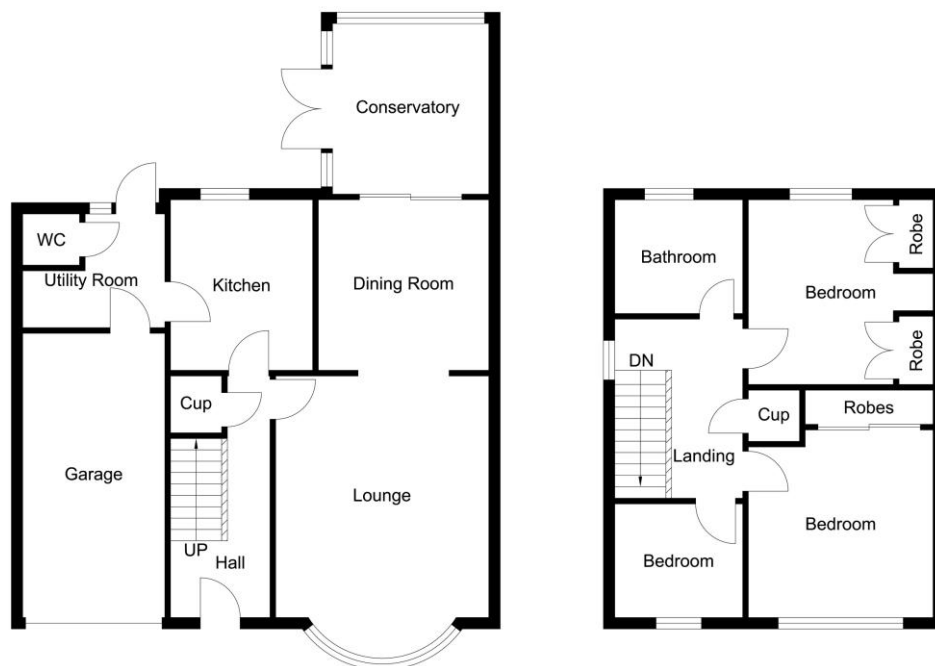
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Ground Floor

First Floor

21 Astley Gardens

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
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.

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