



2 St. Ronans Drive

Seaton Sluice, Whitley Bay NE26 4JQ

- Family Sized Semi Detached House
 - Close to Seafront
 - 15th Living Room
 - Re-fitted Kitchen
 - Garage/driveway
- Excellent Location
 - Corner Sited
 - Dining Room
- Modern Shower Room
- Gardens to three sides

Asking Price £340,000





A fabulous corner sited Semi Detached house within close proximity of Seaton Sluice beach and local amenities in the village. The property offers lovely sized family accommodation and well worthy of internal inspection. Being sold with No upper chain.

Briefly comprising a spacious Reception Hallway with stairs leading to first floor, Lounge with Bay window with square arch to Dining Room with space for table & chairs, Re-fitted Kitchen with a good range of wall & floor units with contrasting work surfaces incorporating stainless steel sink unit with mixer tap, gas hob, electric oven, integrated fridge and dishwasher, door to garage. To the First floor there is a spacious Landing with loft access, 3 Bedrooms and a beautiful refitted modern Shower Room with a separate shower enclosure with mains shower, vanity handwash basin, low level w.c.

Externally there is a driveway to the front leading to a garage with double timber doors with plumbing for automatic washing machine and wall mounted central heating boiler. To the rear there is a fenced lawned garden and side decking area ideal for patio furniture.

Reception Hallway

Living Room

15'5 x 13'5

Dining Room

10'2 x 7'9

Kitchen

10'5 x 9'2

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Shower Room/w.c

Externally

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







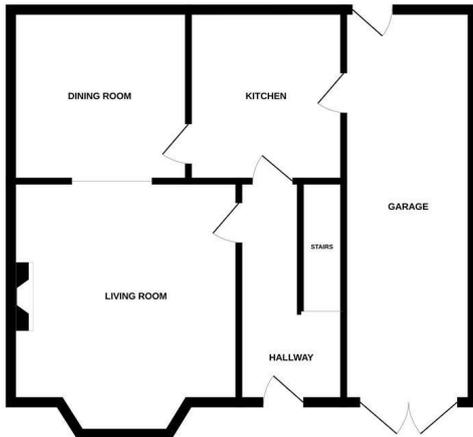
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating C
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	78
	EU Directive 2002/91/EC		

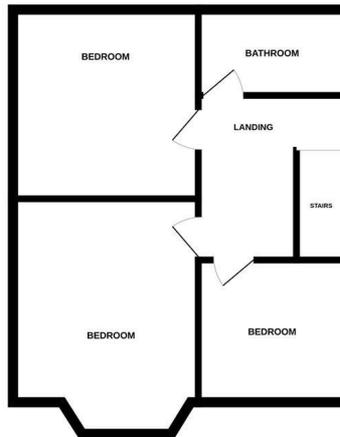
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



GROUND FLOOR



1ST FLOOR



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