



43 Seaton Crescent
Holywell, Whitley Bay, NE25 0LF
£175,000



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Trading Places are delighted to welcome to the market this well presented, two bedroom, semi-detached house, ideally situated on Seaton Crescent in the popular village of Holywell. This lovely home offers well proportioned accommodation, making it an ideal choice for first time buyers, downsizers or investors alike. The property has been thoughtfully updated with newly fitted carpets and neutral décor throughout, creating a fresh and welcoming home that is ready to move straight into.

The accommodation briefly comprises an entrance lobby, spacious lounge featuring a charming log burner with wood beam mantel and tiled hearth, and a well appointed fitted kitchen with built in appliances. To the first floor are two good sized bedrooms and a three piece bathroom suite. Externally, the rear garden provides a combination of paved patio and gravelled areas, together with a useful outhouse, while the side garden is mainly laid to lawn and maintained by the council.

Seaton Delaval offers a convenient and well connected setting, with local shops, amenities and recreational facilities close by. The area is also well placed for access to Whitley Bay, Blyth, Cramlington and Newcastle, with the Seaton Delaval railway station providing direct services towards Newcastle and beyond.

The location is particularly appealing for families, with Ofsted rated Outstanding Holywell Village First School within easy walking distance of the property. The area also benefits from green open spaces and attractions including Astley Park and the historic Seaton Delaval Hall, providing plenty of opportunities for leisure and outdoor activities.

Early viewing is highly recommended to appreciate the accommodation and location on offer. Viewings can be arranged through our office on 0191 251 1189. EPC Rating D. Council Tax Band A.

Entrance Lobby

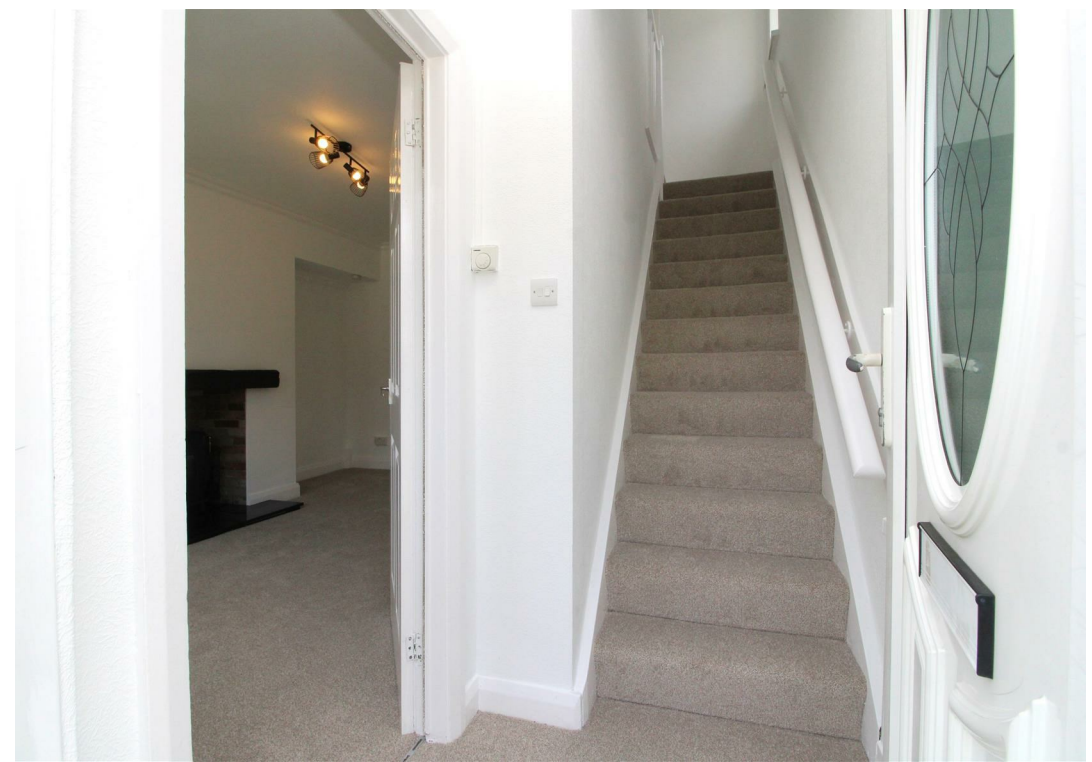
Entrance lobby accessed via a double glazed panel door and benefiting from a radiator, ceiling light and newly fitted carpets. Stairs rise to the first floor.

Lounge

A spacious and welcoming lounge featuring a double glazed window to the front, allowing an abundance of natural light. The room benefits from a log burner with wood beam mantel and tiled hearth, radiator, central light and television point. A large understairs storage cupboard, with window, provides useful additional storage, while a door leads through to the kitchen.

Kitchen

Fitted with a range of wall and base units complemented by wood block work surfaces. Integrated appliances include an electric oven, new hob and extractor hood over. Further features include a single sink and drainer, double glazed window and double glazed door to the rear, along with space and plumbing for a washing machine. Central strip light and wall mounted boiler.





First floor landing

The landing features a double glazed window to the side elevation, doors leading to both bedrooms and the bathroom, loft access, a central light and newly fitted carpets.

Bedroom One

A spacious double bedroom featuring a double glazed window to the front elevation, radiator and large built in storage cupboard. The room is further complemented by newly fitted carpets and a pendant light.

Bedroom Two

A good sized bedroom featuring a double glazed window to the rear elevation, radiator and useful storage cupboard. The room is further complemented by newly fitted carpets and a pendant light.

Bathroom/WC

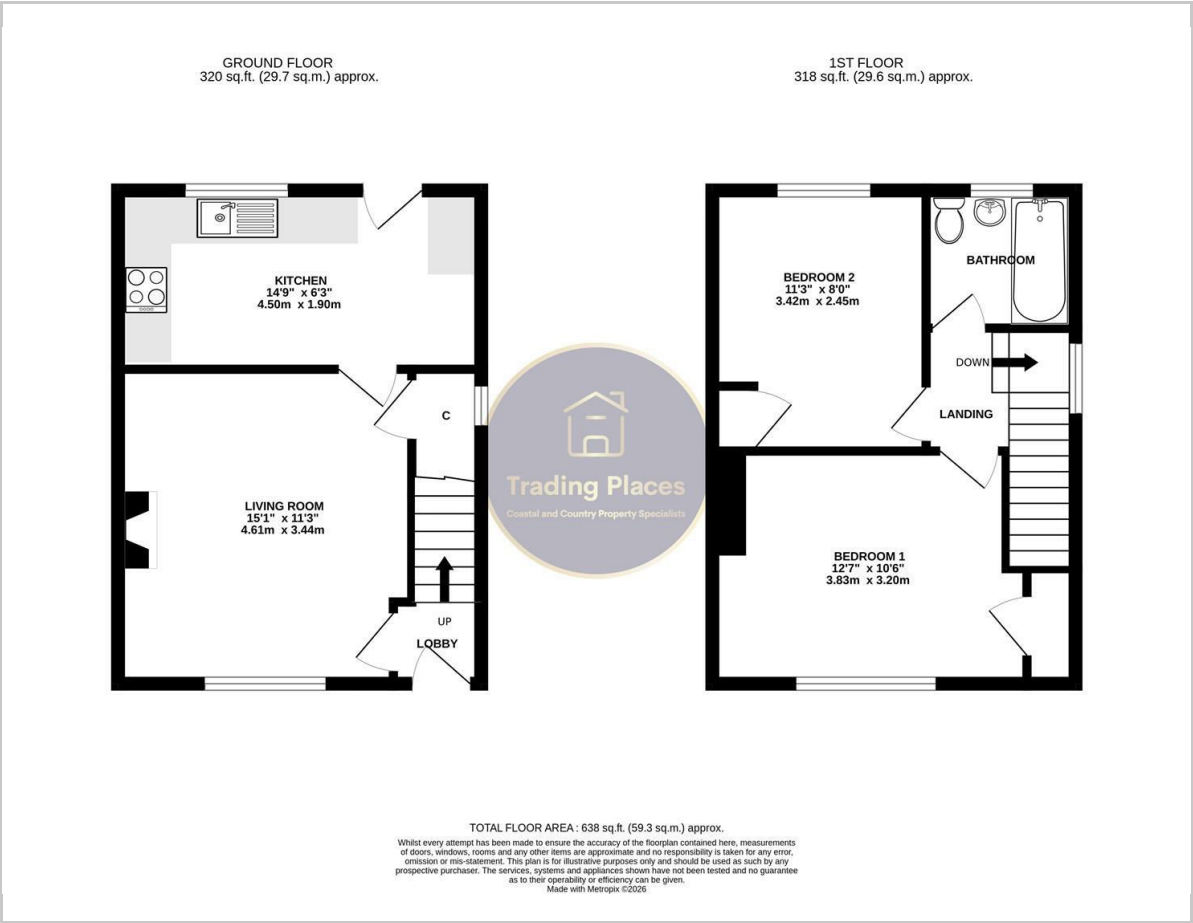
A white three piece suite comprising a panelled bath with electric shower over, vanity wash hand basin and WC. The bathroom features part tiled walls, a double glazed frosted window to the rear, radiator and pendant light.

External

The rear garden features a gravelled area, paved patio, useful outhouse and side gate providing access to the front.



Floor Plan



Area Map



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

