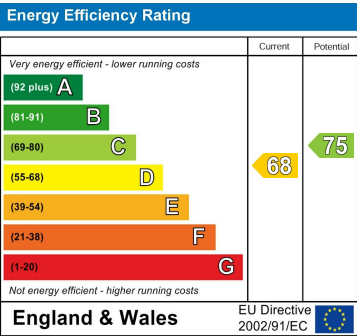




Budworth Avenue, Seaton Sluice



Important Information

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. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £275,000

Description

WELL PROPORTIONED TWO BEDROOM SEMI DETACHED HOME POSITIONED WITHIN A SOUGHT AFTER ESTATE IN SEATON SLUICE - OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcomes to the market this well proportioned semi detached house, perfectly positioned within the Old Hartley area of Seaton Sluice. The well appointed accommodation across two floors comprises an ample living room, two good sized bedrooms, modern fitted kitchen diner with integral appliances, family bathroom, convenient WC/utility and separate office, complete with gardens to the front and rear, garage and driveway parking.

Briefly comprising: Welcoming entrance hallway provides access to all rooms, whilst housing an integral storage cupboard.

Well sized and naturally light, the living space is positioned to the front of the home, incorporating a bay window and feature fireplace with stone insert and wood surround. Adjacent, the versatile office space is situated, currently utilised as storage.

Progressing into the rear of the home, the modern kitchen diner overlooks the rear garden, with French doors providing access out. Presenting grey shaker style cabinetry framed with stone effect worktops, the kitchen itself houses an integral oven, hob, extractor hood and dishwasher, in addition to further designated space for appliances and an area for dining.

Back to the hallway, the convenient WC/utility completes the ground floor, equipped with further cupboards plus plumbing and fixtures for a washing machine.

Upon the first floor, the two double bedrooms and family bathroom can be accessed, plus an integral storage cupboard. The primary bedroom is situated to the front, housing a window overlooking Holywell Dene and fields beyond.

Finalising the home, the sizeable bathroom is furnished with a pedestal wash basin, WC and bath with shower overhead.

Externally, to the rear is a considerable secluded rear garden, with westerly aspect. Offering an initial decking area, the garden presents a well maintained lawn with borders and secure fenced boundary, with access to the garage. Whilst to the front sits a driveway for off street parking, aside a small garden.

Perfectly located in Seaton Sluice, a sought after coastal village with a harbour, miles of golden sand dunes and beaches, coastal walks and is within easy walking distance of Seaton Delaval Hall, Whitley Bay and Holywell Dene. There are also many local amenities close by, excellent transport links to the city centre and other coastal towns, all in a highly sought after peaceful residential area.

Entrance Hallway
10'6" x 6'9"

Living Room
13'8" x 11'4"

Kitchen Diner
11'5" x 11'4"

WC/Utility
5'6" x 6'7"

Office
8'6" x 6'8"

Landing
8'5" x 3'2"

Bedroom One
11'0" x 11'4"

Bedroom Two
9'9" x 10'10"

Bathroom
5'4" x 6'9"

Garage
15'6" x 7'11"

Front & Rear Gardens

Tenure
Freehold

