



Granville Avenue | Seaton Sluice | NE26 4BU

£360,000

Space is the defining feature here, not simply in the room sizes but in the way the ground floor has been opened to create a home that feels connected, bright and exceptionally usable. Behind the frontage lies a three-bedroom property with an impressive sequence of reception spaces, a substantial kitchen, separate utility room and integral garage, complemented upstairs by well-proportioned bedrooms, views towards the sea from the front of the house and a beautiful South-West backing garden. The living and dining areas connect to create an impressive reception space, with the dining area opening directly onto the rear garden, while the substantial kitchen is fitted with an extensive range of units, generous work surfaces and a large breakfast bar. A separate utility room adds further practicality, alongside an integral garage. Upstairs are three bedrooms, including a principal bedroom with an extensive wall of fitted wardrobes, together with a well-appointed family bathroom. The front-facing rooms also enjoy glimpses towards the sea, adding another appealing dimension without compromising the property's convenient residential setting. The South-West backing garden adds another dimension entirely, creating a sunny and attractive outdoor space that feels genuinely connected to the house. It is a home whose strengths become increasingly apparent as you move through it, with space, practicality and some particularly appealing details both inside and out.

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**3****2****1****Three-Bedroom Semi-Detached House****Impressive Open Living and Dining Arrangement****Beautiful Landscaped South-West Backing Rear Garden****Integral Garage and Private Drive for Off-street Parking****Partial Sea Views from Front-Facing Rooms****Substantial Kitchen with Large Breakfast Bar****Substantial Kitchen with Large Breakfast Bar****Lounge with Feature Bay Window, Fireplace and Stove**

For any more information regarding the property please contact us today

HALLWAY: Entrance door, chrome vertical radiator, staircase to first floor with storage under, door to:

LIVING ROOM: 13'3" x 15'5" (4.04m x 4.70m) Centered around a fireplace with log burning stove, radiator, decorative cornicing to ceiling, open to:

DINING ROOM: 10'5" x 20'0" (3.18m x 6.10m) Generous versatile reception space with room for dining and additional reception space, radiator, decorative cornicing to ceiling, double glazed sliding doors providing direct access and outlook to rear garden, door to:

KITCHEN: 19'3" x 9'7" (5.87m x 2.92m) Extensive range of fitted high-gloss wall, base and drawer units, wood-effect work surfaces, inset sink and drainer with mixer tap, integrated oven, hob with cooker hood above, integrated appliances, substantial breakfast bar with seating area, double glazed window, radiator, under stairs storage cupboard.

UTILITY ROOM: 8'4" x 8'0" (2.54m x 2.44m) Fitted work surfaces, inset sink and drainer, plumbing and space for washing machine, space/provision for additional appliances, storage, double glazed window, external door to garden, door to:

GARAGE: 7'9" x 15'6" (2.36m x 4.72m) Integral garage providing parking and/or additional storage.

LANDING: Generous landing area, double glazed window to side, radiator, decorative coving and loft access via ceiling hatch, door to:

BEDROOM ONE: 14'4" x 8'9" (4.37m x 2.67m) Wide front-facing double-glazed bay- window with views towards the sea, extensive range of fitted wardrobes spanning one wall, radiator, decorative coving to ceiling.

BEDROOM TWO: 11'0" x 11'5" (3.35m x 3.48m) Double glazed window, radiator, decorative coving to ceiling.

BEDROOM THREE: 8'0" x 8'9" (2.44m x 2.67m) Double glazed window with glimpses towards the sea, radiator, decorative coving to ceiling, wood-effect flooring; currently arranged as a home office.

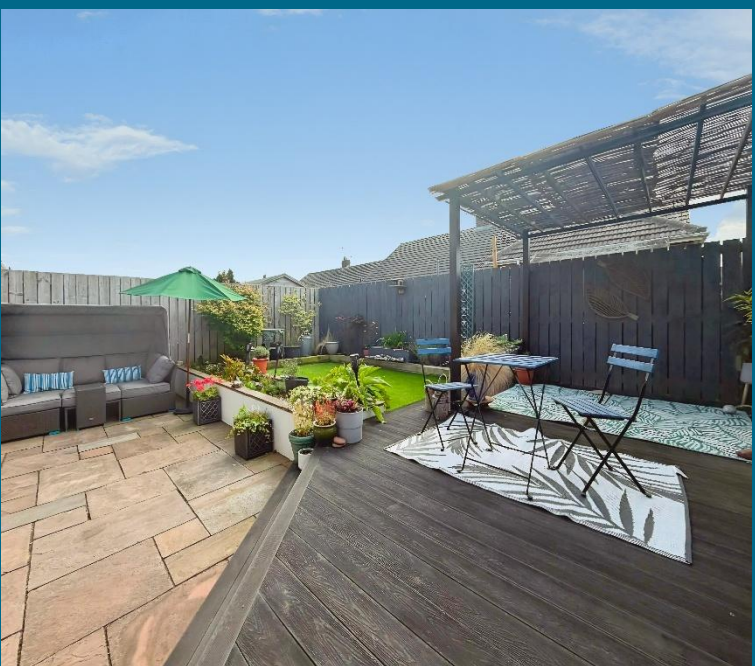
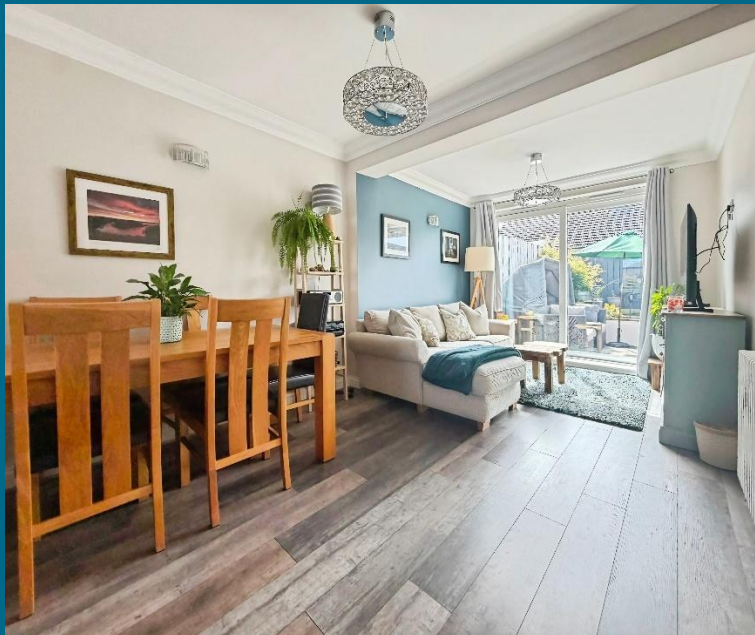
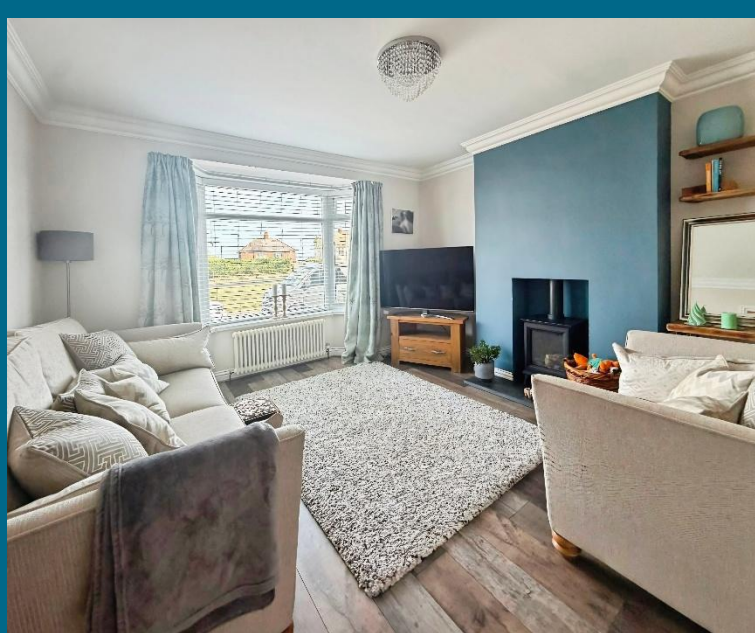
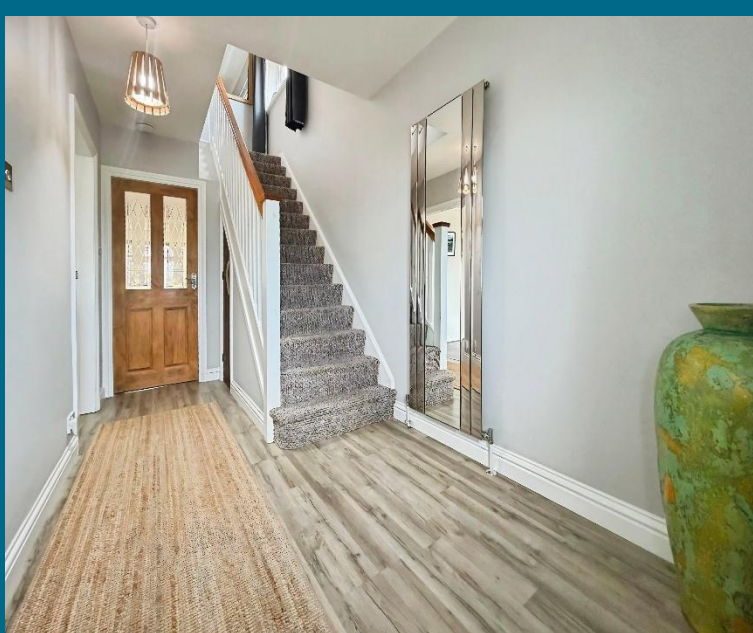
BATHROOM: 8'8" x 5'3" (2.64m x 1.60m) White three-piece suite comprising panelled bath with overhead rainfall-style shower and glazed shower screen, pedestal wash basin, WC, tiled bath/shower surround and splashbacks, tiled flooring, two obscure double-glazed windows.

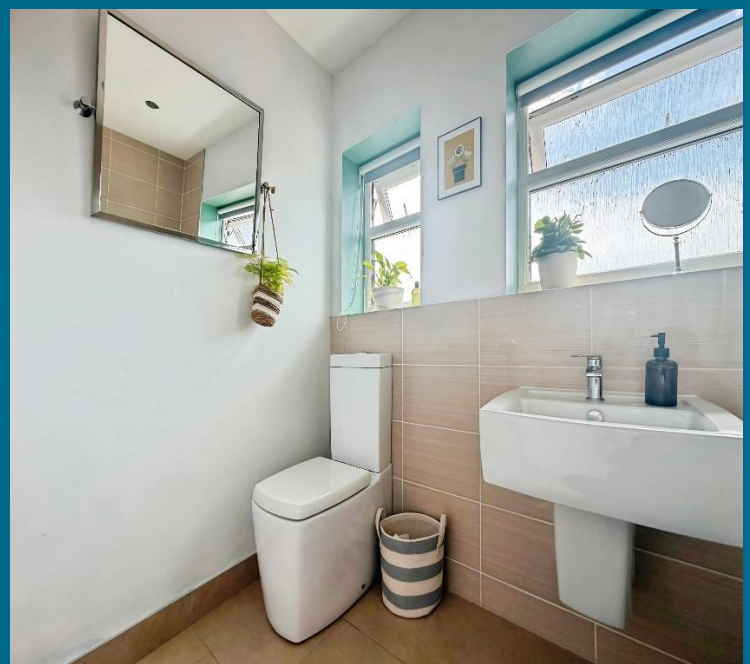
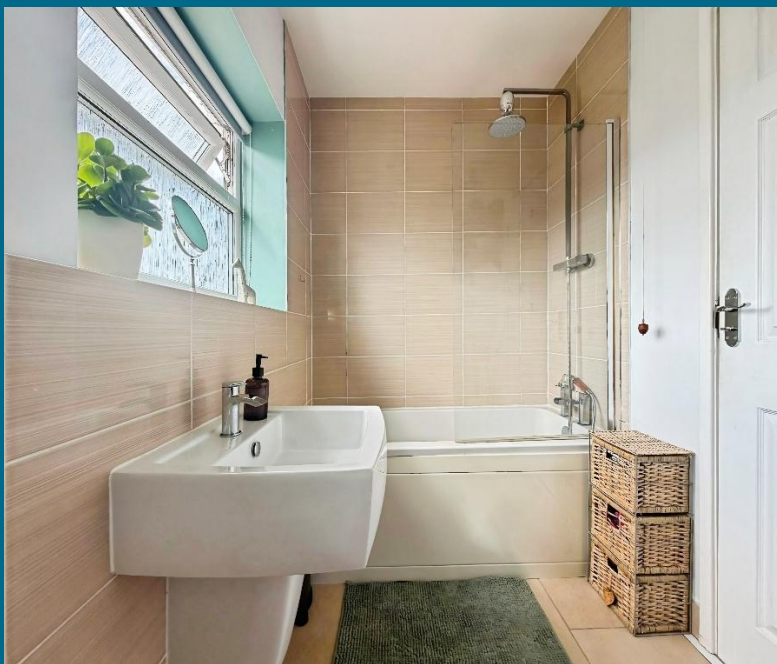
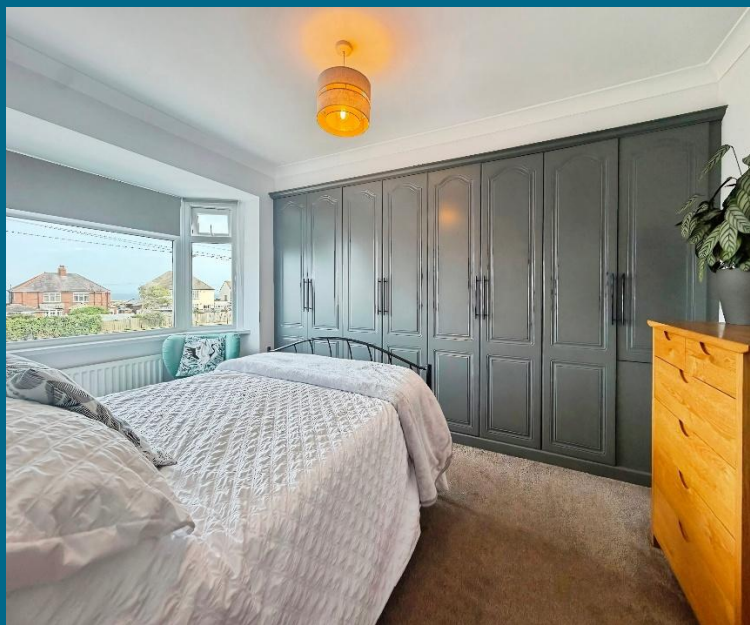
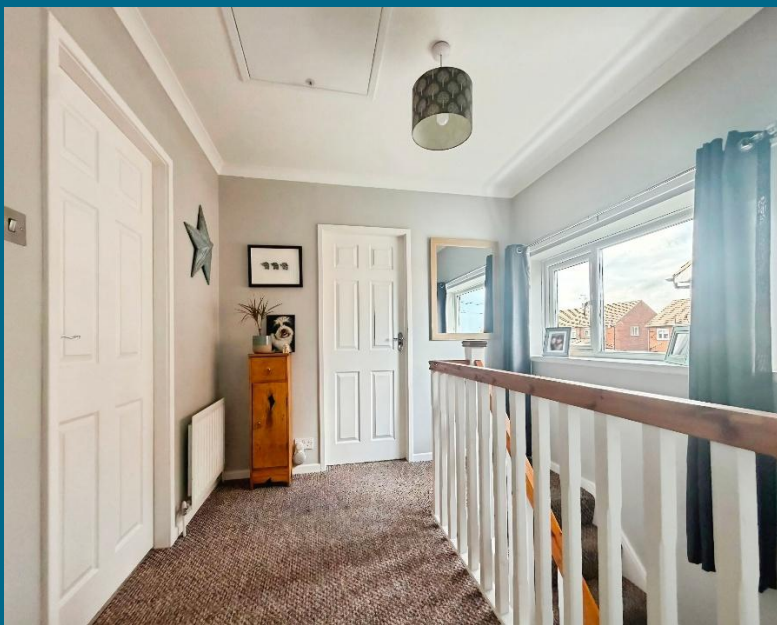
EXTERNALLY: South-west backing rear garden with generous paved terrace providing space for outdoor seating and dining, established planted areas and further lawned garden space beyond accompanied by a decking area with pergola, enclosed boundaries and direct access from the dining accommodation and utility room. To the front is a spacious block paved driveway spanning the width of the house and providing access to the garage.

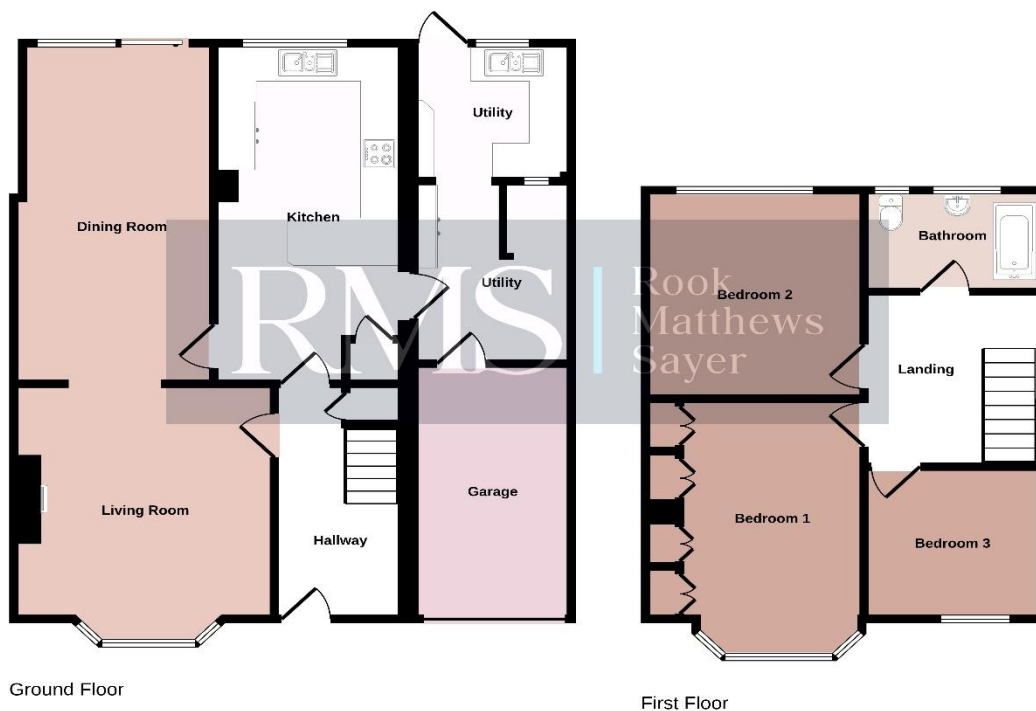
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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: D

EPC RATING: C

WB2623TJ.DB.03.07.2026

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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