# 67 James Street

Seahouses, Northumberland, NE68 7YA

## Offers In The Region Of £170,000

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Located in this much sought after Northumberland coastal town, we are pleased to offer for sale this well proportioned two bedroom mid-terraced house, which is conveniently situated within easy walking distance to the centre of Seahouses and the harbour.

The well maintained interior comprises of a generous living room with an attractive open coal fireplace and large double patio doors to the rear garden, a spacious breakfasting kitchen, two double bedrooms, a bathroom and a separate toilet. The house benefits from full double glazing and solid fuel central heating. Parking to the front for two cars and a good sized south facing lawn garden to the rear with a sitting area, flowerbeds and a garden shed.

Viewing is recommended.

## Kitchen/Breakfast Room

10'1" x 16'3" (3.07 x 4.95)

A partially glazed entrance door giving access to the kitchen, which has a range of white wall and floor kitchen units with ample worktop surfaces and a tile splashback. Stainless steel sink and drainer below the double window to the front. There is also a further single window to the front. Large walk in under stairs cupboard, a freestanding electric cooker, plumbing for an automatic washing machine and space for a tumble dryer. A central heating radiator. Seven power points.

## Internal Hall

2'9" x 3'5" (0.84 x 1.04)

Stairs to the first floor landing and a door to the living room.

## Living Room

11'7" x 16'1" (3.53 x 4.90)

A bright and spacious reception room with an attractive stone built fireplace with an "fire timber half correction timber mart of peace and tiled hearth. Patio doors to the rear garden, a central heating radiator and six power points.

## First Floor Landing

Two power points.

## Bedroom 1

9'9" x 13'4" (2.97 x 4.06)

A good sized double bedroom with a double window to the front. A built-in alcove with shelving below and a recess offering hanging and shelf facilities. Central heating radiator and four power points. Sound of flooring.

## Toilet

5'4" x 2'6" (1.63 x 0.76)

Fitted with a white toilet and toilet roll holder with a frosted window to the front.

## Bedroom 2

9'0" x 10'8" (2.74 x 3.25)

Bedroom 2/11 at 9 x 10' eight

A double bedroom with a wooden side floor and a double window to the rear. Built-in shelved recess, offering extra storage. Central heating radiator and four power points.

## Bathroom

8'5" x 5'2" (2.57 x 1.57)

Fitted with a white wash hand basin with a mirror above, a bath with electric shower and curtain above. A frosted window to the rear and a built-in airing cupboard housing the hot water tank. Towel rail.

## Gardens

There is a sitting area beside the patio doors leading onto a lawn garden with flowerbeds and a timber garden shed. Parking to the front for two vehicles.

## General Information

Full central heating.
Fully double glazing.
All fitted floor coverings are included in the sale.
Tenure - Freehold.
Council tax band - A
Energy rating F

## Agency Information

OFFICE OPENING HOURS
Monday - Friday 9.00 - 16.30
Saturday - By Appointment

FIXTURES & FITTINGS
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

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