



## 7 Astley Gardens

Seaton Sluice, Whitley Bay NE26 4JJ

- Immaculate Semi Detached
- Perfect Family Accommodation
- Living Room with Bay Window
  - Conservatory
  - Modern Bathroom
- Fantastic Location
  - Close to Coast
- Beautiful Modern Kitchen
  - 3 Bedrooms
  - Garage/Gardens

£320,000







\*\*\*Must Be Viewed\*\*\*

A beautifully updated Semi Detached house situated within close proximity to the beautiful North East coastline, an excellent range of amenities, schools and transport links. Internal viewing is essential to fully appreciate the quality of accommodation on offer.

Briefly comprising a welcoming Reception Hallway with an attractive staircase leading to first floor, Living Room with Bay window to the front with feature fire surround, a gorgeous Breakfasting Kitchen with an excellent range of modern wall & floor units with contrasting work surfaces incorporating a sink unit with mixer tap, space for cooker, integrated dishwasher, access to garage, square arch to Conservatory currently used as dining area, French doors opening to rear garden. To the first floor there are 3 Bedrooms master with fitted wardrobes, Family Bathroom with White suite with mains shower over and screen, vanity washbasin, low level w.c. ladder style radiator. Externally there is a driveway leading to a long garage with space for white goods and wall mounted central heating boiler. To the rear there is a superb fenced garden with enclosed BBQ area, decking and astro turf.

The property is decorated tastefully throughout with new internal doors throughout.



## Reception Hallway

## Living Room

16'2 x 11'5

## Kitchen

18'3 x 8'9

## Conservatory

9'5 x 9'2

## First Floor Landing

## Bedroom One

10'4 x 10'7

## Bedroom Two

10'10 x 10'6

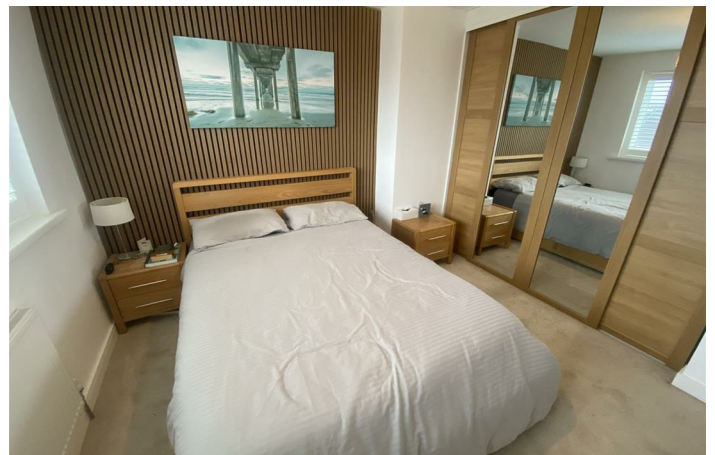
## Bedroom Three

6'10 x 6'10

## Bathroom/w.c.

6'10 x 6'2

## Externally









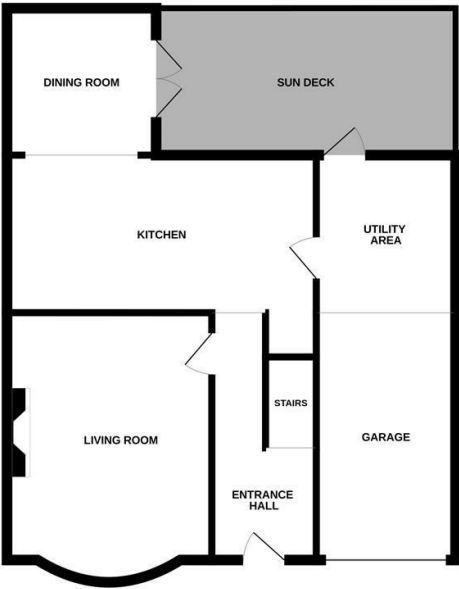
Local Authority Northumberland  
Council Tax Band C  
EPC Rating C  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

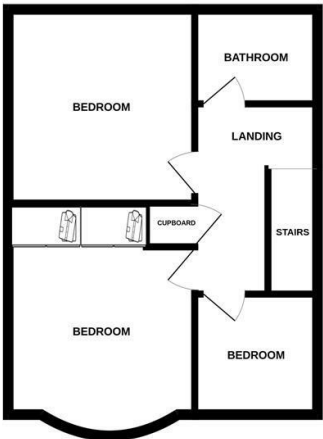
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales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