



15 Taylor Gardens

Seaton Sluice, Whitley Bay NE26 4QU

- Semi Detached House
- Lounge with Multi Fuel Burning Stove
 - Ground Floor W.C.
 - Modern Bathroom
- Westerly Garden to Rear
- Immaculate Condition
 - Dining Kitchen
 - 3 Bedrooms
 - Driveway to Front
- Viewing is Recommended

£229,950





Situated in the charming area of Taylor Gardens, Seaton Sluice, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Internally viewing is recommended to fully appreciate the property.

Seaton Sluice is known for its picturesque coastal scenery and friendly community atmosphere, providing a lovely backdrop for your new home. With local amenities and beautiful beaches just a stone's throw away, this location is perfect for those who appreciate both tranquillity and accessibility.

Briefly comprising a Reception Hallway with Amtico flooring and stairs leading to first floor, a cosy Living Room with Amtico flooring and a recently installed multi fuel burning stove, a good sized Dining Kitchen with a good range of Solid Oak wall & floor units with contrasting work surfaces incorporating a Belfast sink, space for cooker and dining table & chairs, cupboard housing central heating boiler. Rear Lobby with access to rear garden. A convenient ground floor w.c. to the first floor there are 3 Bedrooms and a Modern Bathroom with white suite comprising bath with mains shower over, vanity wash basin, low level w.c. and attractive contrasting tiling.

Externally there is a driveway to front offering off street parking and a fenced westerly aspect garden to rear with patio, lawn and borders and brick built storage shed.

Reception Hallway

Living Room

12'8 x 10'7

Dining Kitchen

17'11 x 8'10

First Floor Landing

Bedroom One

13'3 x 9'11

Bedroom Two

11'1 x 9'3

Bedroom Three

8'7 x 6'8

Bathroom

7'1 x 5'6

Ground Floor W.C







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating D
Tenure Freehold

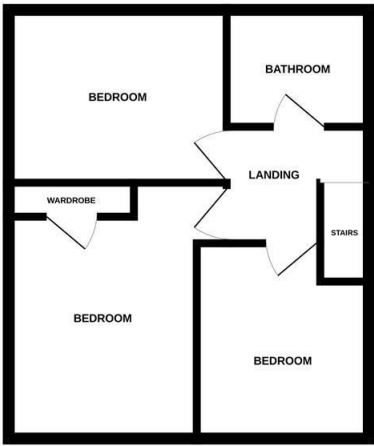
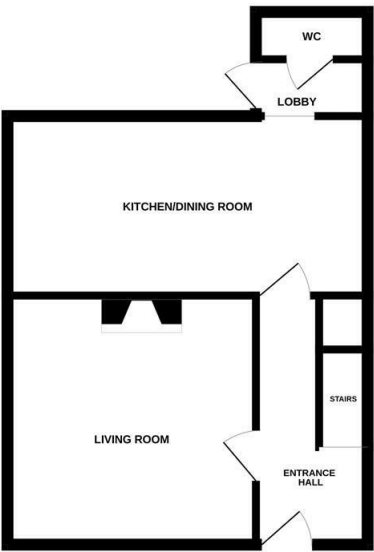
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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