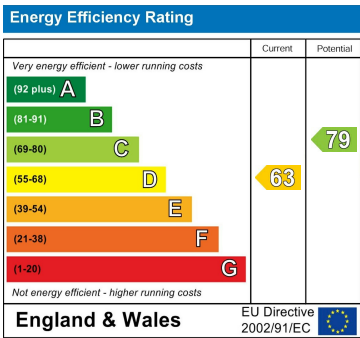




Queens Road, Seaton Sluice



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.

Offers Over £205,000

Description

IMMACULATELY REFURBISHED AND WELL PROPORTIONED TWO BEDROOM MID TERRACE PROPERTY TUCKED WITHIN THE HEART OF SEATON SLUICE

Brannen & Partners welcomes to the market this immaculately refurbished two bedroom property, ideally situated within the coastal village of Seaton Sluice. Boasting stylish and well proportioned interiors throughout, the home presents from two double bedrooms, ample living room, spacious kitchen diner, convenient utility room and contemporary bathroom, complete with a private rear yard.

Briefly comprising: Lengthy entrance hallway offers stairs to the first floor and access to all principal rooms of the ground floor, connected by original exposed floorboards. Positioned to the front of the home, the ample living space is light and inviting, with additions of a log burning stove and cast iron radiator creating a warm feel. Period features of the flooring and picture rail have been restored.

Progressing down the hallway, the bright and spacious kitchen diner offers an open plan layout with bifolding doors leading directly to the private rear yard. The rustic yet contemporary design displays shaker style cabinetry framed with solid wood worktops, whilst integrating a Belfast sink and extractor, as well as designated space for a Range cooker and six seater dining table. An integral pantry cupboard offers further storage, plus the convenient utility continues the kitchen's interior design, paired with under counter space for appliances and further storage.

Upon the first floor, the T shaped landing creates an open feel. To the left of the stairs, the substantial primary bedroom is positioned initially overlooking the front of the home, housing fitted wardrobes providing storage and a feature fireplace. Progressing into the rear of the property, the second bedroom is still double in size, featuring a built in home office, integral storage cupboard and access to the loft space, considerably sized for further storage.

Completing the first floor, there is a stylish and contemporary family bathroom, equipped with a walk in rainfall shower with hatched screen, LED mirror, free standing bath, WC and vanity bowl style wash basin with storage beneath.

Externally to the rear, is a private refurbished yard, presenting decorative floor tiling and secured with a high walled boundary incorporating gate access to the rear lane. A wood store is also available.

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
15'5" x 3'1"

Living Room
11'8" x 11'10"

Kitchen Diner
10'7" x 15'5"

Utility Room
6'0" x 5'8"

Landing
6'9" x 3'1"

Bedroom One
11'10" x 15'7"

Bedroom Two
10'6" x 9'3"

Bathroom
12'11" x 5'9"

Private Rear Yard

Tenure
Freehold

