



Marden Court, Seaton Sluice



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Price Guide £195,000

Description

IMMACULATELY PRESENTED TWO BEDROOM MID TERRACED HOME PERFECTLY POSITIONED WITHIN A QUIET RESIDENTIAL ESTATE IN SEATON SLUICE ONLY A STONE'S THROW FROM THE SEAFRONT - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to welcome to the market this well proportioned two bedroom mid terraced home, perfectly positioned within the sought after area of Seaton Sluice. Immaculately presented and available with no upper chain, the ideal property presents two double bedrooms, generous reception space, contemporary kitchen and modern bathroom, complete with low maintenance front and rear gardens plus an allocated parking bay.

Briefly comprising: Practical entry leads directly into the living space.

Naturally light, the generous and inviting living area presents a warm feel, featuring wood effect flooring and neutral decor. From here stairs lead to the first floor and a door provides access to the kitchen.

Sleek and contemporary in design, the kitchen is well equipped with a variety of high gloss wall, base and drawer units, framed with stone effect worktops. Integral appliances include and extractor hood, fridge/freezer and washing machine, in addition to a free standing cooker and access to the rear garden.

Progressing up to the first floor, the landing connects to both bedrooms and the bathroom. Both ample doubles, the second bedroom overlooks the rear of the home, benefitting from an integral cupboard. Whilst the primary bedroom is positioned to the front of the property, housing fitted sliding door wardrobes for ample storage.

Finalising this ideal home, the modern bathroom is furnished with a WC, bath with shower overhead, vanity wash basin with storage beneath and an integral airing cupboard.

Externally, the private rear garden is low maintenance as fully paved, and welcomes the sun due to its south facing position. Whilst to the front, there is a small lawned area aside a paved path. Tucked to the rear of the home, an allocated parking bay is positioned for exclusive off street parking.

Situated within this popular residential area, only minutes from the seafront. Seaton Sluice is an attractive coastal town within close proximity to the beautiful North East coastline, wide range of amenities, good schooling and excellent transportation links.

Entry
3'2" x 3'1"

Living Room
17'7" x 11'5"

Kitchen
8'3" x 11'5"

Landing
7'8" x 2'7"

Bedroom One
9'10" x 9'6"

Bedroom Two
8'3" x 11'6"

Bathroom
4'6" x 8'4"

Front & Rear Gardens

Allocated Parking Bay

Tenure
Freehold

