



52 Kippy Law

Seahouses, Northumberland, NE68 7YH

Offers In The Region Of £195,000

Conveniently located within easy walking distance to the centre of the coastal village of Seahouses, this spacious two bedroom semi-detached house would make an ideal home for a first time buyer, or as a second home. The owner has full planning permission to extend the living room on the side and to remove the conservatory at the rear and build a two storey extension which will have a kitchen/dining area and a further bedroom above (planning reference 23/01510/FUL). The current accommodation comprises of a good sized living room with an inglenook fireplace with a log burning stove and double doors leading to a large conservatory overlooking the rear garden. There is a generous kitchen/breakfast room with a range of modern grey shaker units with appliances and ample space for a table and chairs. On the first floor are two double bedrooms, a bathroom and a separate toilet. The house benefits from full double glazing and oil central heating. Garden at the front and a driveway offering 'off road' parking. Large garden at the rear which is laid to lawns with a summerhouse a fruit trees.

Seahouses is renowned for its stunning coastal scenery and vibrant community. It has excellent amenities, including shops, restaurants and beaches, all are just a stone's throw away.

Whether you are looking to settle down or seeking a holiday retreat, Kippy Law offers a unique blend of comfort and convenience in one of Northumberland's most sought after coastal locations. Do not miss the chance to make this lovely home your own. Contact our Wooler office to arrange a viewing.



Entrance Hall

3'9 x 3'7 (1.14m x 1.09m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing.

Living Room

17' x 9'7 (5.18m x 2.92m)

A spacious dual aspect reception room with a double window at the front and double partially glazed doors to the conservatory. Inglenook fireplace with a multi-fuel stove sitting on a hearth. Central heating radiator, a television point and six power points.

Conservatory

10'2 x 17'5 (3.10m x 5.31m)

A large conservatory which is glazed on three sides taking advantage of the views over the rear garden. Two wall lights, two power points and a glazed door at the side giving access to the garden.

Kitchen/Breakfast Room

17' x 9'3 (5.18m x 2.82m)

Fitted with an excellent range of grey shaker wall and floor units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated dish washing machine and plumbing for an automatic washing machine. One and a half bowl stainless steel sink and drainer below the double window at the rear. Double window at the front with a central heating radiator below. Ten power points.

Rear Hall

4'7 x 2'6 (1.40m x 0.76m)

Partially glazed door to the conservatory and a built-in understairs cupboard.

First Floor Landing

5'7 x 10'4 (1.70m x 3.15m)

Access to the loft, a central heating radiator and a window at the rear.

Bedroom 1

14'1 x 9'8 (4.29m x 2.95m)

A spacious double bedroom with a double window at the front and a window at the side. Built-in storage cupboard, a central heating radiator and three power points.

Toilet

2'4 x 6' (0.71m x 1.83m)

Containing a white toilet and a frosted window at the rear.

Bathroom

5'8 x 6'2 (1.73m x 1.88m)

Fitted with a white two-piece suite which includes a wash hand basin and a bath with an electric shower above. Heated towel rail and a frosted window at the rear.

Bedroom 2

11'2 x 9'3 (3.40m x 2.82m)

Another double bedroom with a double window at the front, a central heating radiator and a walk-in storage cupboard. Four power points.

Garden

Driveway offering ample parking for a number of vehicles. Garden at the front and a large enclosed rear garden with lawns, an apple tree and a summerhouse.

General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council Tax Band - B

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - 9.00-12pm

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

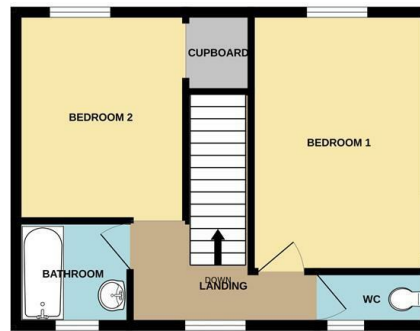
Strictly by appointment with the selling agent.



GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

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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