



5 South Lane, North Sunderland

Seahouses, Northumberland, NE68 7UJ

Offers Over £265,000

A fantastic opportunity to purchase this immaculate and bright two bedroom semi-detached dormer bungalow, which is located in a quiet position within the popular village of North Sunderland which adjoins Seahouses. The property would make an ideal permanent residence, or a holiday home, which offers accommodation that is ready to walk into with the benefits of full double glazing and oil central heating.

The well proportioned interior is entered through a front porch, which leads to an entrance hall with a cloakroom. There is a large dual aspect lounge/dining area with a picture window to the front and rear and an attractive fireplace, door from the dining area into a breakfasting kitchen with a range of oak units and appliances and a useful utility room. On the first floor is a modern bathroom and two generous double bedrooms. Garage to the rear with parking in front. Gardens to the front, side and rear of the property which are easy to maintain and offers areas to sit and enjoy the weather.

North Sunderland adjoins Seahouses, which is a very popular tourist destination, with sandy beaches, a harbour where you can sail to the Farne Islands, varied shopping and restaurants and an eighteen hole golf course. Viewing is highly recommended.



Porch

3'1 x 5'3 (0.94m x 1.60m)

Glazed entrance door to the porch which is glazed on three sides to take advantage of the surrounding area. Glass door with a panel to the side to the entrance hall.

Entrance Hall

9'6 x 6'3 (2.90m x 1.91m)

Stairs to the first floor landing with a built-in under stairs cupboard, the entrance hall has a central heating radiator and one power point.

Cloakroom

3'3 x 6'3 (0.99m x 1.91m)

Fitted with a white two piece suite which includes a wash hand basin with a towel ring to the side, a toilet with a toilet roll holder and a frosted window to the side.

Lounge/Dining Area

23'9 x 13'3 (7.24m x 4.04m)

A bright and spacious dual aspect reception room with a picture window to the front and rear and an attractive fireplace with a timber surround and a modern electric fire. Coving on the ceiling, two wall lights and two central heating radiators. Television point, a telephone point and twelve power points.

Kitchen/Breakfast Room

10' x 9'7 (3.05m x 2.92m)

Fitted with a superb range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the triple window to the side and a window to the rear. a built-in airing cupboard housing the central heating boiler. Central heating radiator, six power points and a door to the utility room.

Utility Room

7'1 x 5'8 (2.16m x 1.73m)

Plumbing for an automatic washing machine and space for a fridge freezer, the utility room has a central heating radiator and a window and glazed entrance door to the side.

First Floor Landing

4'3 x 10'1 (1.30m x 3.07m)

Giving access to all the rooms on the first floor level and the loft, the landing has a window to the side and a large walk-in storage cupboard. One power point.

Bathroom

6'1 x 7'7 (1.85m x 2.31m)

A fully tiled bathroom which is fitted with a modern white three-piece suite which includes a bath with a shower attachment, an electric shower and screen above, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Frosted window to the rear and a built-in airing cupboard housing the hot water tank. Central heating radiator with a towel rail above.

Bedroom 1

9'2 x 13'3 (2.79m x 4.04m)

Another double bedroom with a picture window to front, a central heating radiator and two power points.

Bedroom 2

9'8 x 9'6 (2.95m x 2.90m)

A double bedroom with a double window to the rear, a central heating radiator and four power points.

Garden

Terraced garden to the front with well stocked flowerbeds and shrubberies. Access to the side with a lawn garden and a sitting area and an enclosed rear garden with a central lawn with flowerbeds and shrubberies.

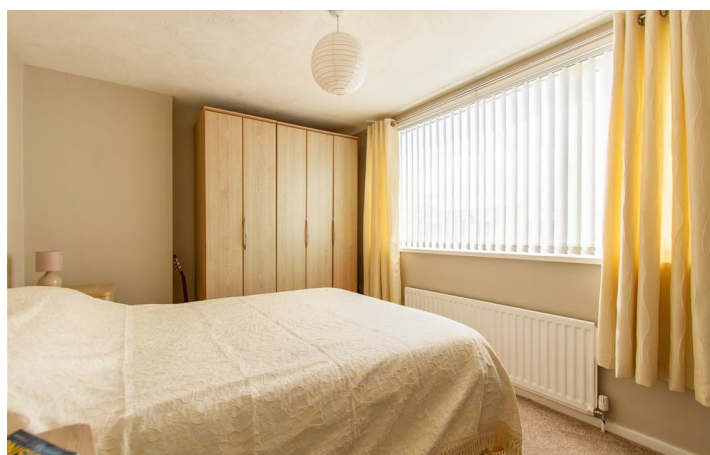
Garage

A single garage with parking to the front. Up and over door giving access to the garage which has a window to the side, an entrance door to the rear and lighting and power connected.

General Information

Full double glazing.

Full oil central heating.



All fitted floor coverings are included in the sale.

Tenue-Freehold.

All mains services are connected except for gas.

Energy rating D.

Council tax band C.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - By Appointment.

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.

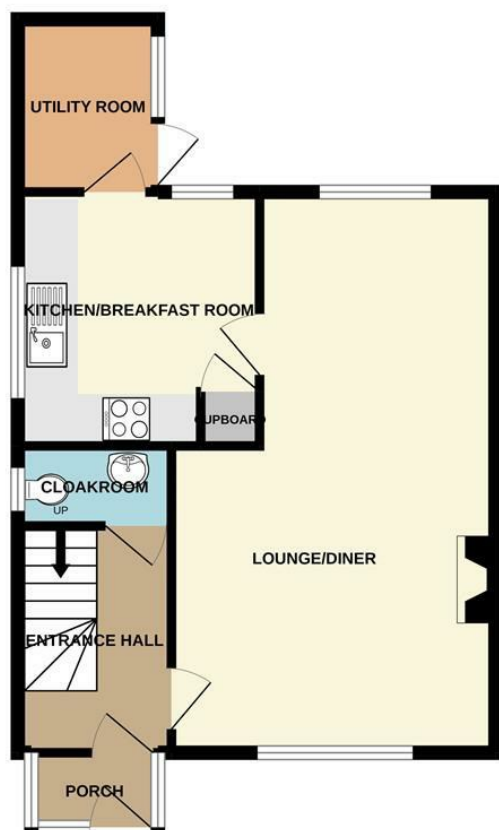
VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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