

FOR
SALE

10 THE RISE, SEATON SLUICE NE26 4BQ
£315,000



2 BEDROOM BUNGALOW - SEMI DETACHED

- TWO BEDROOM SEMI DETACHED BUNGALOW
- STUNNING VIEWS OVER FIELDS TO WHITLEY BAY & BEYOND
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- LIGHT & SPACIOUS RECEPTION ROOM
- MODERN KITCHEN DINER
- STUDIO/OFFICE SPACE
- CONTEMPORARY SHOWER ROOM WC
- FRONT GARDEN WITH DRIVEWAY PARKING
- BEAUTIFUL REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'3 x 11'11

KITCHEN DINER
13'5 x 11'11

STUDIO/OFFICE
16'5 x 7'6

BEDROOM
11'3 x 10'9

BEDROOM
9'11 x 9'2

SHOWER ROOM WC
6'4 x 5'4

FRONT GARDEN

REAR GARDEN

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This beautiful and well converted, two bedroom semi detached bungalow is perfectly located in a highly sought after coastal area. With no upper chain, it offers modern features, fantastic open views and is ideal for a range of buyers. With over 810 square feet of lateral living accommodation this lovely property consists of a vestibule and entrance hallway with built in cloaks cupboard and doors to all rooms including a light and spacious reception room with stunning views over fields to Whitley Bay and beyond. The modern kitchen diner has space for a dining table and benefits from a good range of units with granite worktops, integrated single oven, induction hob, extractor hood, dishwasher and microwave and space for a fridge freezer and a washing machine. The converted garage is now used as a studio/office space and has doors giving access to the beautiful rear garden. There are two good sized bedrooms both with fitted wardrobes and a contemporary shower room WC with a walk in rainfall shower, vanity washbasin and integrated WC. Externally there is a well maintained front garden with driveway parking for 2 cars and a beautiful, secluded rear garden with mature shrubs, a patio section and a raised section with lawn and a further patio area. The amazing condition, superb layout and fabulous location of this property makes or an exciting opportunity which can only truly be appreciated by a visit.

Seaton Sluice is a beautiful little village on the coast, providing a getaway feel balanced with a modern lifestyle. Seaton Sluice benefits from being slightly quieter, more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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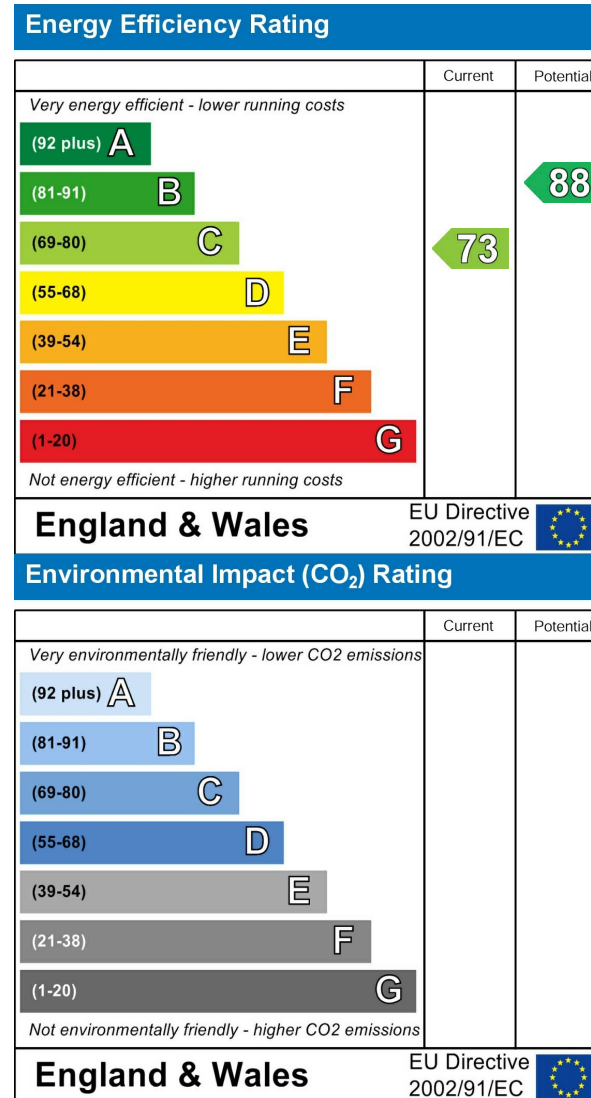
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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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