SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Rosewood Crescent

SEATON SLUICE, WHITLEY BAY, NE26 4BL

ASKING PRICE

£289,950

2 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Rosewood Crescent, Seaton Sluice

ASKING PRICE £289,950 · FREEHOLD

Signature North East is delighted to welcome to the market this well-presented two-bedroom semi-detached home, ideally located on the popular Rosewood Crescent in Seaton Sluice. Situated within a sought-after residential development, the property enjoys a fantastic coastal setting with beautiful beaches, scenic walks and the village's charming harbour close by. Excellent local schools, everyday amenities and convenient road links to Whitley Bay, North Tyneside and Newcastle make this an ideal home for a range of buyers.

Stepping inside, an enclosed porch with double doors leads into the central hallway. The spacious living room is filled with natural light from a large bow window and features a charming log burner, creating a cosy focal point. Double doors open into the dining room, which comfortably accommodates a large dining table and benefits from French doors to the rear garden. The adjoining kitchen offers a range of wall and base units, ample worktop space and integrated appliances including an oven, gas hob and fridge freezer. A charming stable door provides access to the garden, while an internal door leads to the garage for additional storage.

To the first floor are two well-proportioned bedrooms, both able to accommodate a double bed and additional furnishings. Completing the accommodation is the bathroom, fitted with a bathtub with an overhead shower, hand basin and W.C.

Externally, the property boasts a generous rear garden, mainly laid to lawn with space for outdoor furniture, as well as an outdoor wooden structure currently used as a home office. To the front, a private driveway provides off-street parking for one vehicle.





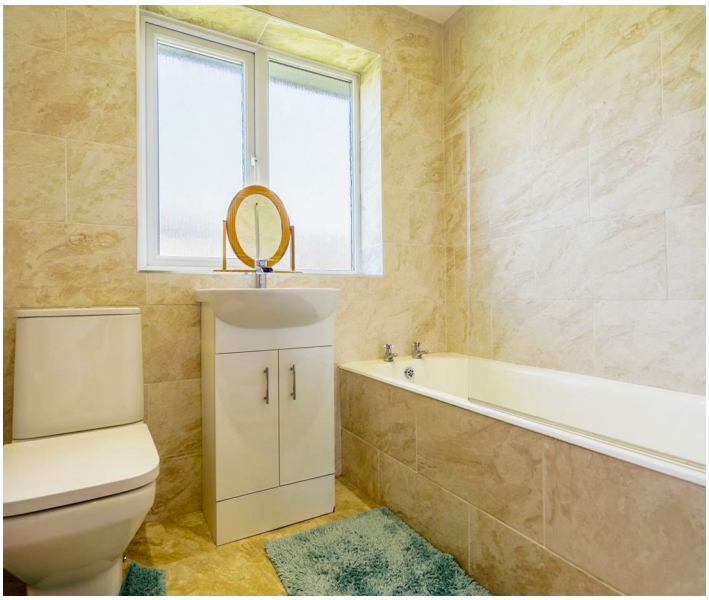
KEY FEATURES

- Well-presented two-bedroom semi-detached home in the sought-after coastal village of Seaton Sluice.
- Living room with a large bow window & a cosy log burner
- Dining room with French doors opening onto a generous rear garden
- Well-equipped kitchen with integrated appliances, stable door to the garden & internal garage access
- Private driveway, garage, large lawned rear garden & a versatile outdoor wooden home office
- Council Tax Band C
- EPC Rating C









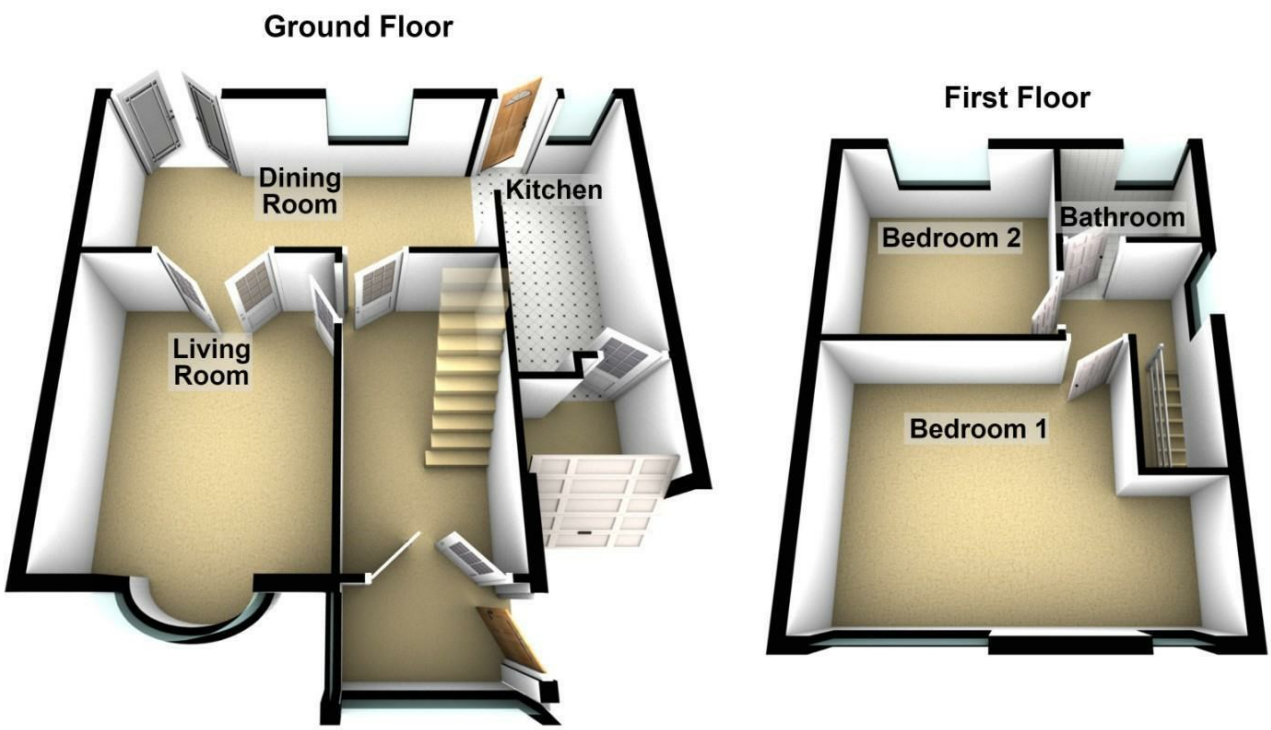


ACCOMMODATION

Room Dimensions

Living Room	4.20 x 3.45 (13'9" x 11'3")
Kitchen	4.43 x 1.96 (14'6" x 6'5")
Dining Room	2.59 x 5.39 (8'5" x 17'8")
Bedroom One	3.70 x 5.40 (12'1" x 17'8")
Bedroom Two	3.13 x 3.20 (10'3" x 10'5")
Bathroom	1.56 x 1.98 (5'1" x 6'5")

FLOOR PLAN



Total area: approx. 90.2 sq. metres (971.2 sq. feet)

CREATING MOVES, BUILDING RELATIONSHIPS,
Exceeding Expectations
WEARESIGNATURE.CO.UK · OPEN 24/7
SIGNATURE
NORTH EAST

These particulars are a guide only and do not form part of any offer or contract. Measurements are approximate. Signature North East Limited · Company No. 08183094 · Member of The Property Ombudsman.