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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Waring Avenue

SEATON SLUICE, WHITLEY BAY, NE26 4JE

ASKING PRICE

£330,000

3 BEDROOMS · 2 BATHROOMS · 3 RECEPTIONS

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THE PROPERTY

Waring Avenue, Seaton Sluice

ASKING PRICE £330,000 · FREEHOLD

Signature North East is delighted to welcome to the market this three-bedroom semi-detached property, ideally located in the popular coastal village of Seaton Sluice. The property enjoys a desirable position with beautiful beaches, scenic coastal walks and the picturesque harbour all close by. A good selection of local amenities, including shops, cafés, restaurants and everyday essentials, can be found within the village, whilst excellent bus links provide convenient access towards Whitley Bay, Blyth and Newcastle.

Entering through the central hallway, you are welcomed into the living room, offering ample space for a range of desired furnishings. A large bay window floods the room with natural light, whilst a feature fireplace sits at the centre. The living room opens into an office, which leads through to a private study area. The dining room provides plenty of space for a large dining table and opens into the well-appointed kitchen, which boasts attractive wall and base units complemented by ample worktop space and integrated appliances, including an oven, hob and dishwasher. The kitchen and dining room lead through to the utility room, which also houses a modern shower room with WC, hand basin and walk-in shower. The utility room provides access to the rear garden and internal access to the garage.

Continuing to the first floor, you will discover three bedrooms. Bedrooms one and two can comfortably accommodate a double bed alongside additional furnishings, whilst bedroom three is well suited to a single bed with additional furnishings. Completing this floor is the family bathroom, fitted with a bathtub with overhead shower, hand basin and WC.

Externally, the property offers a charming rear garden, laid mainly to lawn with a raised decking area, providing an ideal space for outdoor furniture and entertaining. The property also benefits from a garage and a front driveway, providing off-road parking.





KEY FEATURES

- Three-bedroom semi-detached property in the popular coastal village of Seaton Sluice
- Beautiful beaches, coastal walks & picturesque harbour all closeby
- Living room with large bay window & feature fireplace
- Well-appointed kitchen & dining room with integrated appliances
- Three bedrooms & two bathrooms, including a modern ground-floor shower room
- Rear garden with raised decking, garage & driveway providing off-road parking

- Council Tax Band C
- EPC Rating C







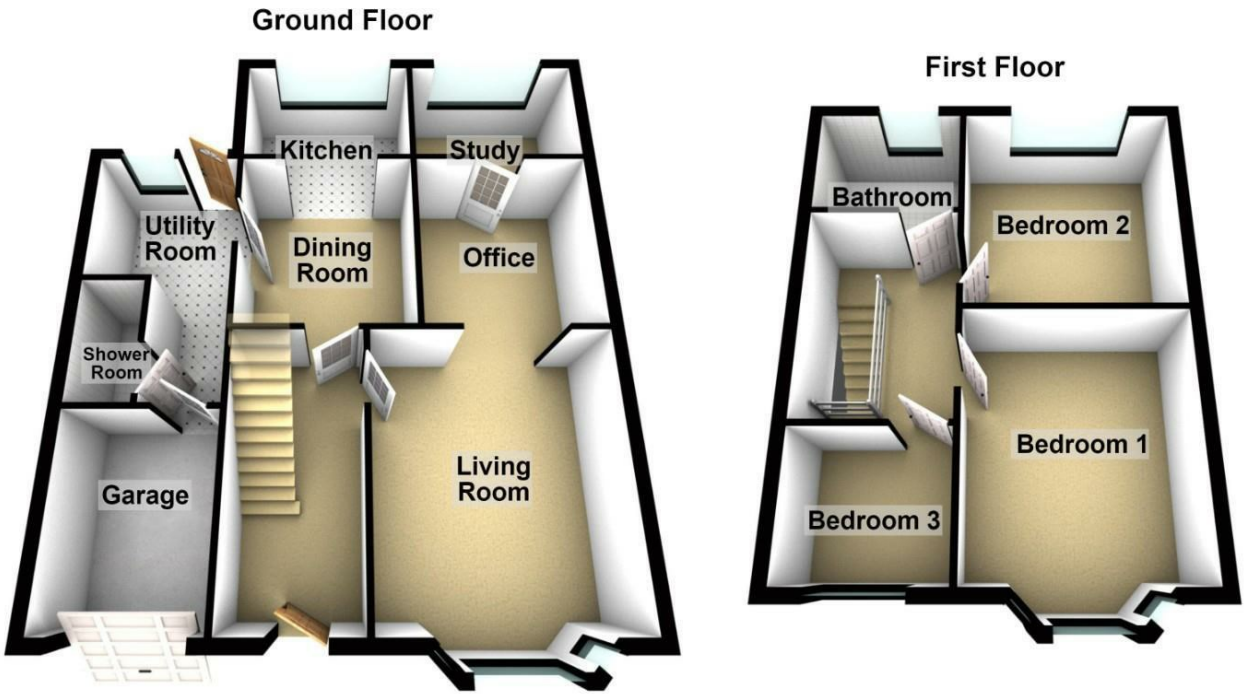




ACCOMMODATION

Room Dimensions

FLOOR PLAN



Total area: approx. 105.2 sq. metres (1132.1 sq. feet)

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