



8 Rosewood Crescent

, Seaton Sluice NE26 4BL

- Excellent Seaside Location
- Fantastic family accommodation
 - Dining Kitchen
 - Gardens to front and rear
 - Sought after area
- Semi-detached home
- Lounge with bay window
- Three Bedrooms
- Attached garage and driveway parking
- Viewing highly recommended

£299,950





ML Estates welcome to the market this beautifully presented three bedroom semi-detached home which is ready to move into. The freehold family home offers spacious accommodation throughout as well as benefiting from UPVC double glazing and gas central heating.



Located in the ever so popular village of Seaton Sluice, close to the beach and other local amenities.

To the ground floor there is an inviting entrance hall with stairs to the first floor, bright and airy Lounge with lovely bay window and feature fireplace, the modern fully fitted kitchen has a good range of wall, floor and drawer units which includes an induction hob, oven, microwave oven, extractor hood, integrated dishwasher and fridge. Plenty space for table and chairs, door opening to garage.

To the first floor there are 3 bedrooms, one with built in wardrobes and a family bathroom in White comprising bath with shower screen over, wash hand basin and WC.

Externally to the rear is a private fenced garden with lawn and patio area, to the front is a garden with lawn, shrubs, single garage and driveway parking. Garage also benefits from electric door, light, power, plumbed for washing machine and wall mounted central heating boiler.



Entrance Hall

Lounge

16'9 x 11'11

Kitchen/Diner

16'7 x 9'8

First Floor Landing

Bathroom

7'1 x 7'8

Bedroom 1

11'10 x 11'4

Bedroom 2

10'1 x 11'9

Bedroom 3

7'10 x 7'3

Garage

Externally

Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.



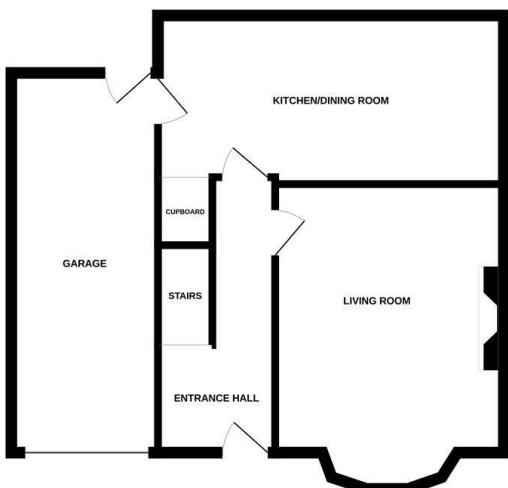
Local Authority Northumberland Council
Council Tax Band C
EPC Rating D
Tenure Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

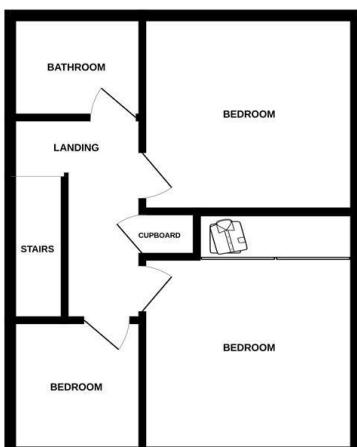
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.