



## 61 St. Ronans Drive

Seaton Sluice, Whitley Bay NE26 4JW

- Extended Semi-detached home
- 13Ft Lounge, 17Ft Dining room
  - 17Ft Family room
- 4 Bedrooms plus en-suite
- Gardens to front and rear
- Spacious accommodation
  - Re-fitted Kitchen
  - 3rd Reception Room
- Ground floor 5th Bedroom
- Off road parking to the front.

**Offers Over £380,000**





Ideally situated on the coast in Seaton Sluice which is ideal for country walks, Holywell Dene, harbour and beach, is this well extended semi-detached house offering a fantastic sized home.

The property offers versatile accommodation depending on the individuals family needs.

Briefly comprising: Reception Hallway, Lounge to the front with fireplace and gas fire, 17Ft Dining Room with ample space for table and chairs, through to the Family Room with Bi-fold doors opening to the rear garden, re-fitted Kitchen with a range of wall and floor units with contrasting work surfaces incorporating hob and oven, integral dishwasher , breakfast bar area, Third reception room to the front, 5th Bedroom or multi purpose room, ground floor WC.

To the first floor there are 4 bedrooms, master with En-suite bathroom/WC, family shower room/WC. Externally there are gardens to the front and rear, driveway for off street parking.

Also benefiting from gas central heating and UPVC Double glazing.

**Lounge**

11'5 x 13'8

**Dining Room**

17'10 x 9'3

**Family room**

10'6 x 17'1

**3rd Reception**

11'11 x 14'3

**Kitchen**

11'10 x 14'8

**Bedroom 5/multi purpose room**

9'10 x 14'8

**First Floor landing****Bedroom 1**

13'0 x 11'1

**En-suite**

9'8 x 11'0

**Bedroom 2**

10'7 x 10'9

**Bedroom 3**

13'6 x 10'7

**Bedroom 4**

6'10 x 6'8

**Shower Room/WC**

6'2 x 6'9

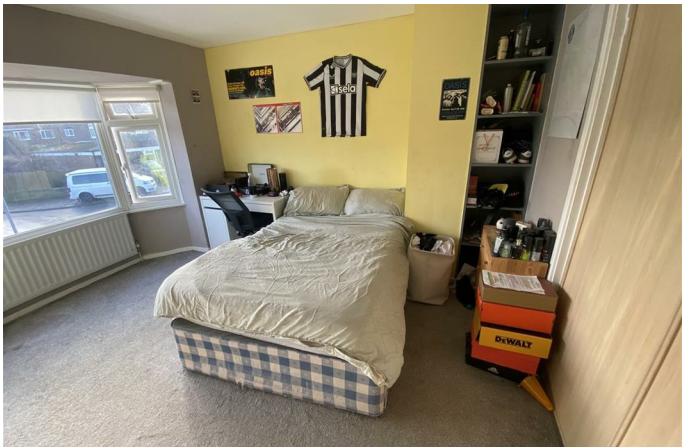
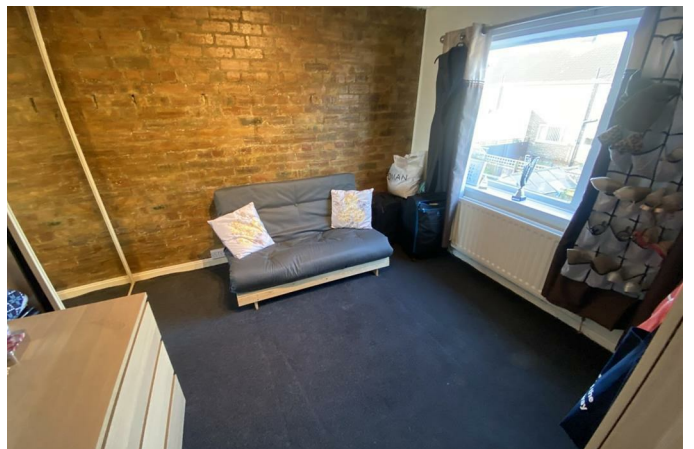
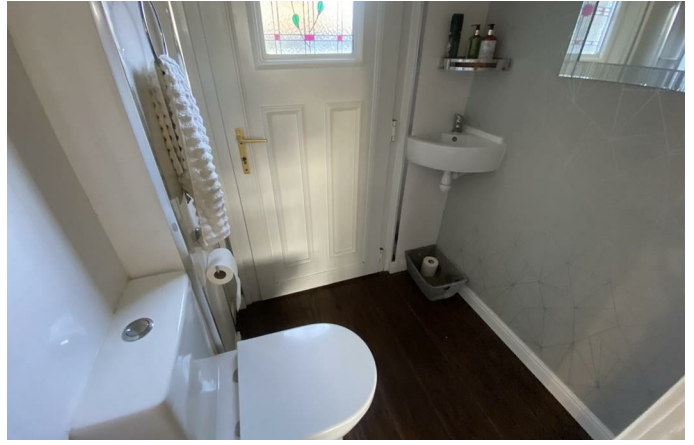
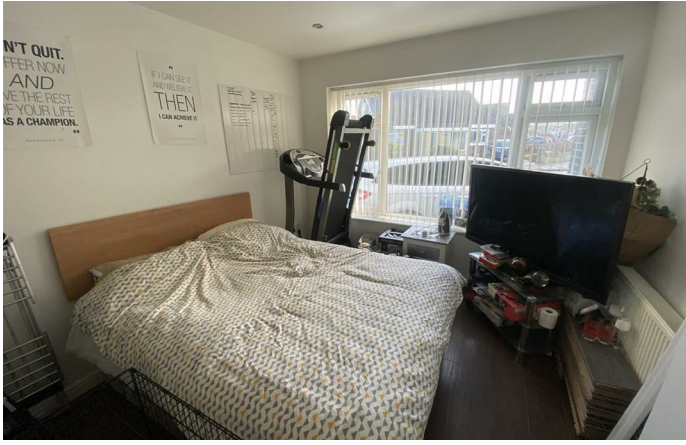
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







**Local Authority** Northumberland County council  
**Council Tax Band** D  
**EPC Rating** C  
**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			
		69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		