



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.

£370,000





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

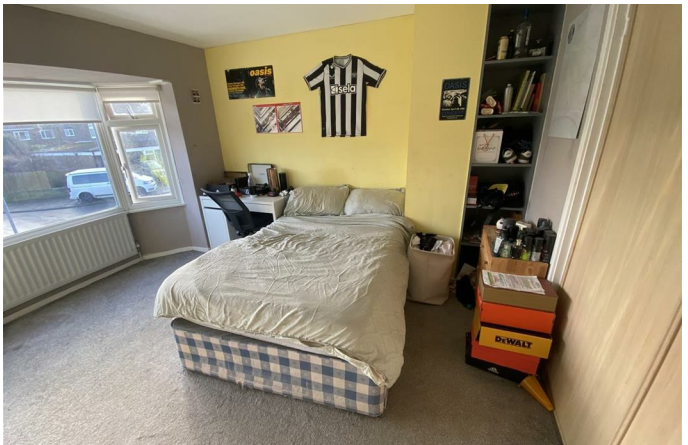
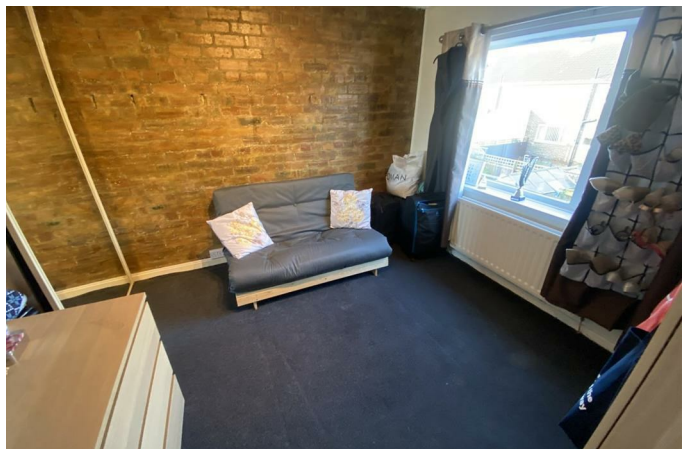
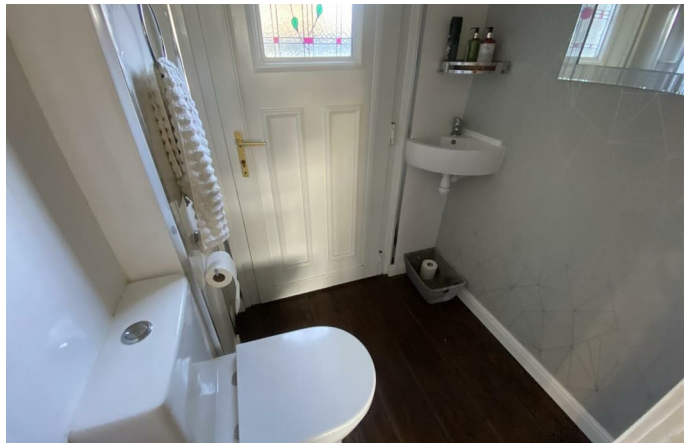
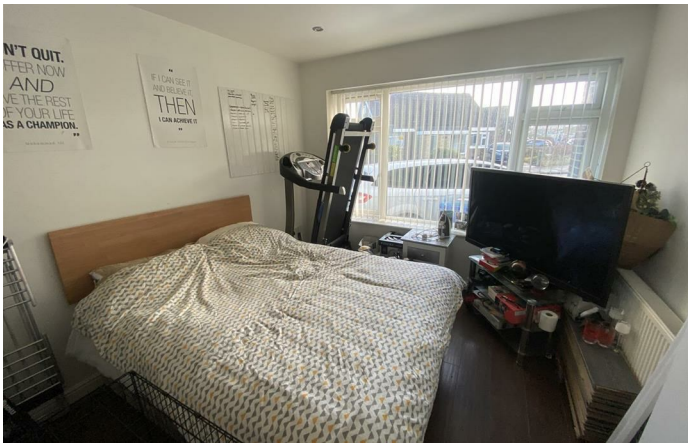
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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.







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		
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	