

9 Budworth Avenue

Seaton Sluice, Whitley Bay NE26 4DB

- Semi Detached Dormer Bungalow
- Ready To Move Into Accommodation
- Fitted Kitchen
- Beautifully Spacious Conservatory
- Gardens to Front & Rear
- Fantastic Location
- 2 Reception Rooms
- Ground Floor Shower Room/w.c.
- One First Floor Bedroom with W.C.
- Driveway & Garage

Price £265,000













Nestled in the charming fishing village of Seaton Sluice, Budworth Avenue presents a delightful semi-detached dormer bungalow that is sure to capture your heart. This property boasts a warm and inviting interior, making it an ideal choice for those seeking a home that is ready to move into.

Upon entering, you are greeted by a welcoming entrance porch, which conveniently houses the central heating boiler. The lovely lounge features a multi-fuel burning stove, creating a cosy atmosphere perfect for relaxation. A square arch leads you into a spacious dining room/alternative ground floor bedroom, where there is ample space for a dining table and chairs, making it perfect for entertaining guests. Double doors open to a stunning conservatory, complete with a solid roof with recess lighting, providing additional living space and direct access to the rear garden.

The fitted kitchen is well-equipped with a range of wall and floor units, coordinating worktops, and a sink unit, along with plumbing for an automatic washing machine, electric hob, oven and extractor hood. The shower room is thoughtfully designed, featuring a separate shower cubicle with a mains shower, a vanity washbasin, and a low-level W.C.

The inner hallway leads to the first floor, where you will find a comfortable double bedroom with built-in storage and a door leading to a convenient W.C. with washbasin. Additionally, there is a versatile multi-purpose room that can serve as a workstation, hobby area, or simply for storage.

Externally, the property offers a good-sized driveway at the front, providing off-street parking leading to a garage along with a garden area. The rear garden is a lovely fenced space, complete with a lawn and a storage shed, perfect for outdoor enjoyment with access into garage.

This property is a true gem in a sought-after location, and viewing is strongly advised to fully appreciate all it has to offer.

Entrance Porch

Lounge
16'8 x 11'7

Dining Room
11'6 x 8'11

Conservatory
13'0 x 12'11

Kitchen
9'5 x 6'6

Shower Room
6'10 x 5'10

First Floor Landing

Bedroom
11'3 x 10'0 max

Multi Purpose Room

Externally

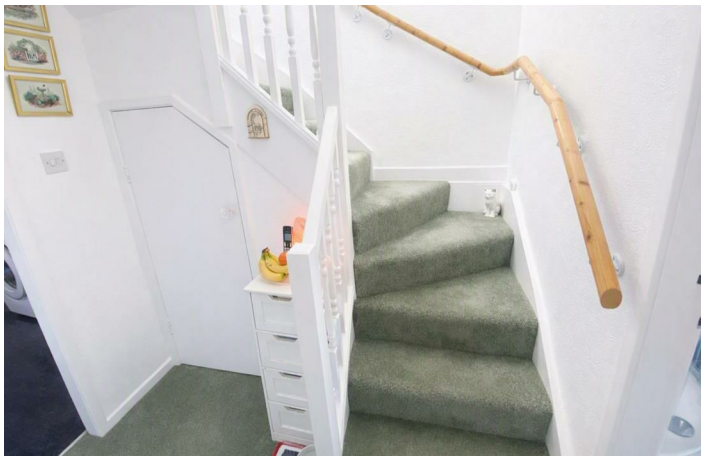
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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







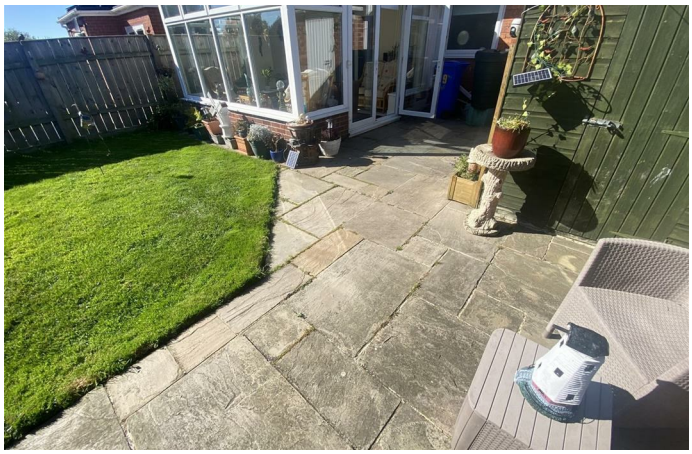




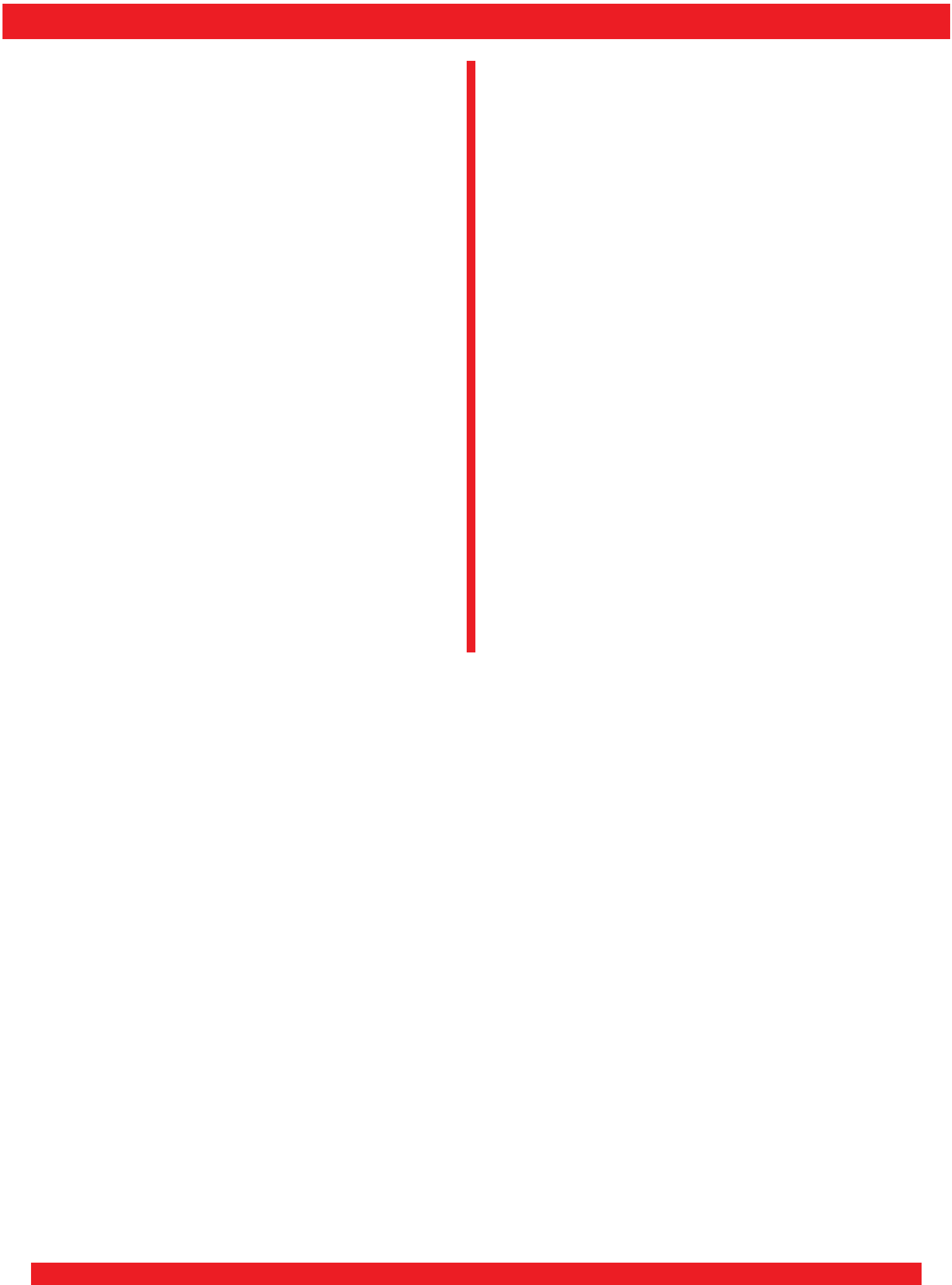




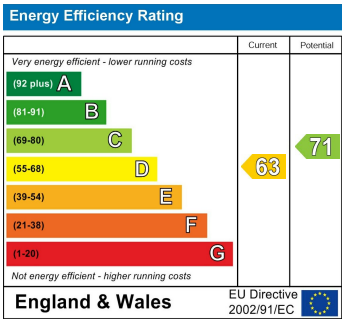


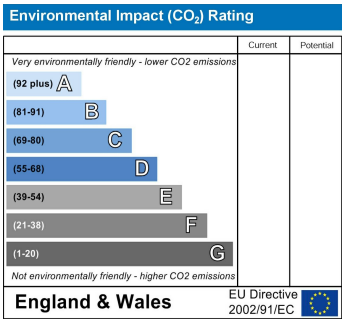


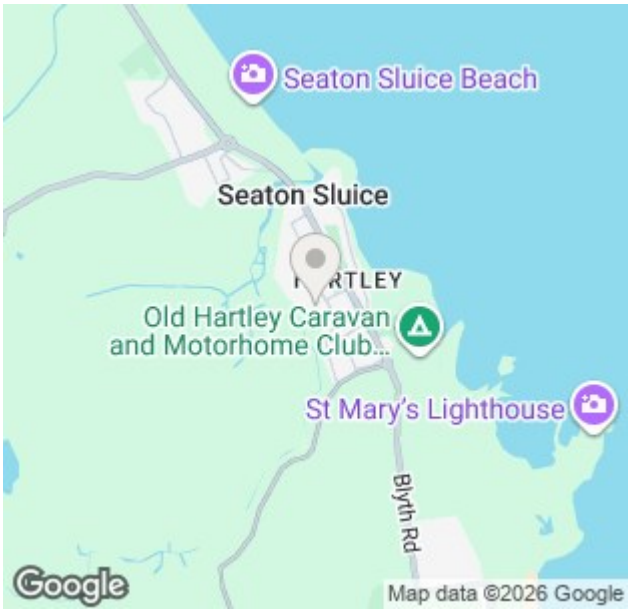




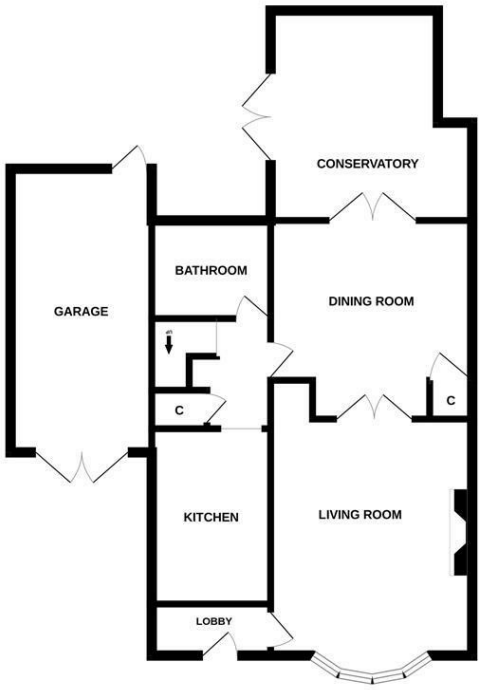
Local Authority Northumberland County Council
Council Tax Band C
EPC Rating D
Tenure Freehold



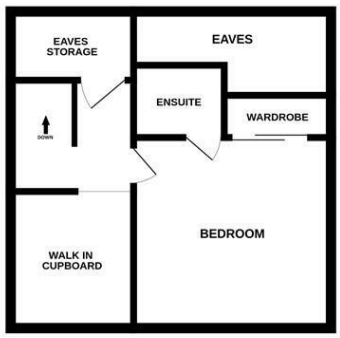




GROUND FLOOR



FIRST FLOOR



SEMI BUNGALOW

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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