



64 Hartley Square

Seaton Sluice, Whitley Bay NE26 4BJ

- Coastal location
- Two Bedrooms
- Breakfasting Kitchen
- Great sized rear garden.
- Close to the beach and good road links
- End Terraced House
- Lounge with Bow Window
- Bathroom/w.c
- Viewing Recommended

£174,950





LOCATION LOCATION LOCATION

Nestled in the charming village of Seaton Sluice, this delightful end-terrace house offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from the beach.

The property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining, while the breakfasting kitchen benefits from a built in breakfast bar and ample storage together with built in oven, hob and extractor hood over.

Seaton Sluice is renowned for its friendly community atmosphere and boasts excellent transport links, ensuring easy access to nearby towns. Families will appreciate the proximity to good schools, making this home a practical choice for those with children.

With its sunny disposition and good-sized garden, this property is not only a lovely place to live but also a wonderful opportunity to embrace the coastal lifestyle. Whether you are looking to settle down or invest in a property with great potential, this end-terrace house in Seaton Sluice is certainly worth considering.

Entrance Lobby

Lounge

12'4 x 12'7

Breakfasting Kitchen

15'7 x 6'5

Bedroom 1

12'8 x 9'5

Bedroom 2

9'7 x 9'11

Bathroom/w.c

5'8 x 5'5

Rear Garden

Disclaimer

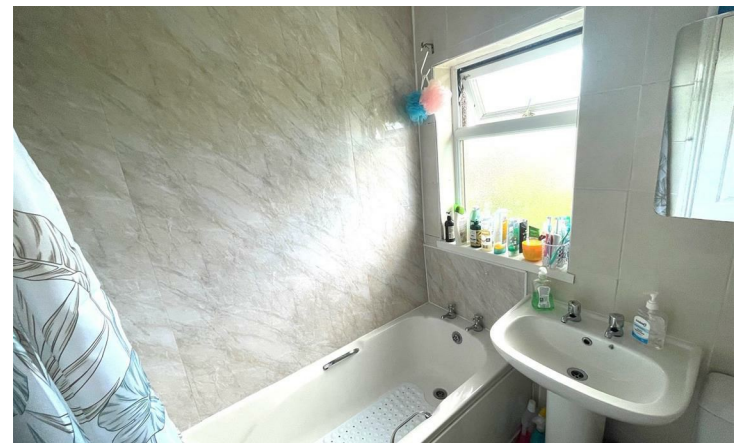
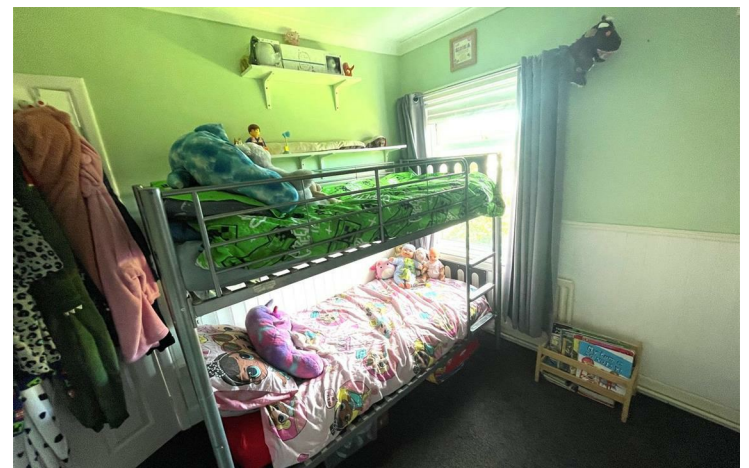
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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect 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
Council Tax Band
EPC Rating D
Tenure Freehold

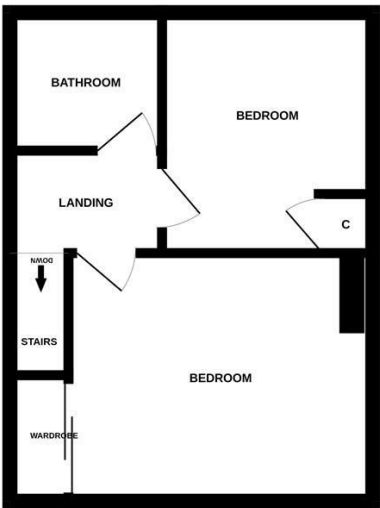
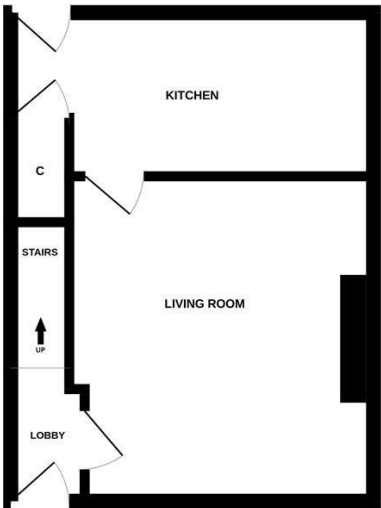
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

FIRST FLOOR



HARTLEY SQUARE, SEATON SLUICE

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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