



7 Clarence Street

Seaton Sluice, Whitley Bay NE26 4DN

- Mid Terraced House
 - Living Room
 - Fitted Kitchen
 - Three Bedrooms
 - No Upper Chain
- Spacious accommodation
 - Dining Room
 - Ground Floor Wet Room
 - Rear Yard
 - Popular Location

£164,950





Situated in the charming fishing village of Seaton Sluice, this delightful terraced house on Clarence Street offers a perfect blend of comfort and convenience. Ideally situated close to the stunning coastline, this property is perfect for those seeking a lovely lifestyle by the sea.

Upon entering, you are welcomed into a entrance lobby that leads to a living room, with a square arch to the dining room with stairs to first floor. The refitted kitchen is well-equipped with a good range of floor and wall units, providing ample storage space, contrasting worktops, plumbing for an automatic washing machine and a cupboard housing the central heating boiler.

The ground floor has a practical wet room, complete with a walk-in shower space fitted with an electric shower, a wash basin, and a low-level W.C.,

As you ascend to the first floor, you will find two bedrooms, both featuring built-in wardrobes, ensuring plenty of storage. The second floor hosts the third bedroom.

Externally, the property benefits from a rear yard,

Local amenities are within easy reach, making this property not only a lovely home but also a practical choice for everyday living. Whether you are a first-time buyer, a growing family, or looking for a seaside retreat, this charming house in Seaton Sluice is not to be missed.

Entrance Lobby

Living Room

12'6 x 11'5

Dining Room

10'9 x 8'6

Kitchen

11'9 x 7'3

Ground Floor Wet Room

7'7 x 5'11

First Floor Landing

Bedroom One

11'2 x 10'6

Bedroom Two

12'11 x 7'10

Second Floor Landing

Bedroom Three

14'10 inc eaves x 9'10

Externally







Local Authority Northumberland County Council
Council Tax Band A
EPC Rating
Tenure Freehold

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne
 And Wear, NE25 0DT

Contact

0191 237 60 60
 sd@mlestates.co.uk
 www.mlestates.co.uk/

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.