



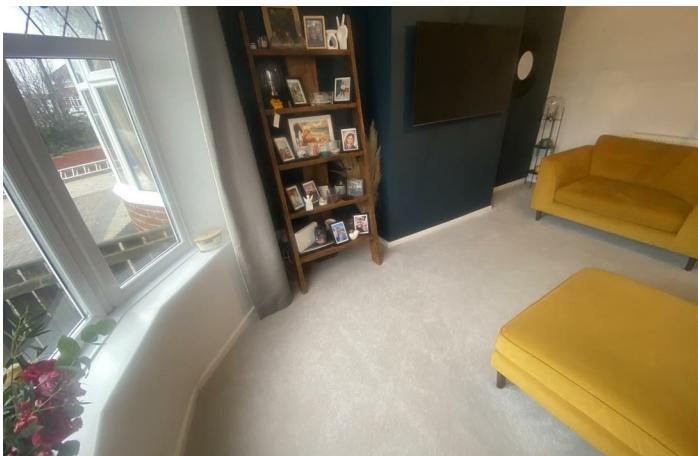
18 Rosewood Crescent

Seaton Sluice, Whitley Bay NE26 4BL

- Fantastic Location
- Modern Accommodation
- Dining Kitchen
- Family Bathroom/w.c.
- Landscaped Garden to Rear
- Semi Detached House
- Living Room with Bay window
- 3 Bedrooms
- Good sized Driveway
- Viewing Is Recommended

£314,950





Nestled in the charming Rosewood Crescent of Seaton Sluice, is this delightful three-bedroom semi-detached house which offers an exceptional opportunity for those seeking a coastal lifestyle. The property is ideally situated, close to the seafront and over local amenities.

Upon entering, you will find a home that is ready to move into with a Reception Hallway with stairs to first floor, spacious Living Room with Bay window, well-appointed Dining Kitchen with a great range of wall & floor units, contrasting work surfaces incorporating a stainless steel sink unit, gas hob, electric oven, integrated dishwasher, plumbing for an automatic washing machine, space for table & chairs, door to garage. To the first floor there are three bedrooms master with fitted wardrobes and a Family Bathroom with white suite of panelled bath with mains shower over, washbasin and low level w.c.

Externally there is an excellent sized driveway offering off street parking, electric car charger, a single garage with up and over door and wall mounted central heating boiler. To the rear there is a fabulous easy maintenance landscaped fenced rear garden with artificial grass, large patio and raised borders.

The location is particularly appealing, with local pubs and other amenities close by offering excellent family accommodation.

Reception Hallway

Lounge

14'3 x 11'6

Dining Kitchen

16'11 x 9'2

First Floor Landing

Bedroom One

10'3 x 10'7

Bedroom Two

11'0 x 10'8

Bedroom Three

6'5 x 6'11

Bathroom/w.c.

6'10 x 6'2

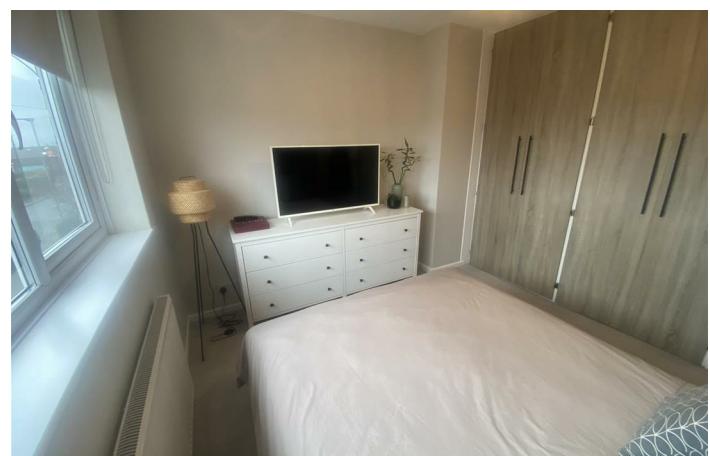
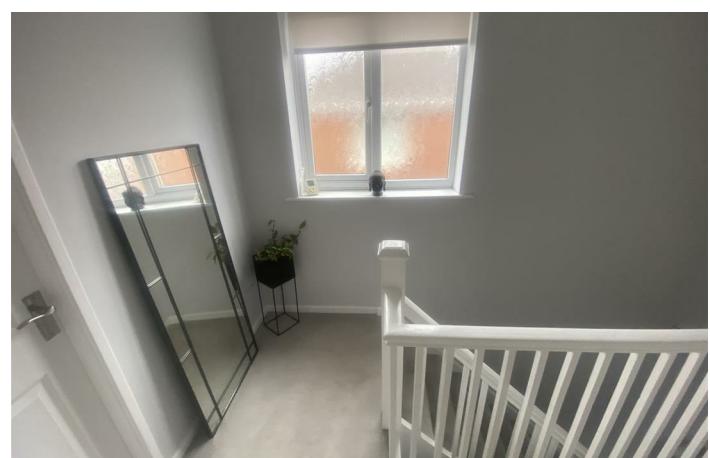
Externally

Disclaimer

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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

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 |  |



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