



Astley Gardens

Seaton Sluice, Whitley Bay

Available with no onward chain and just a short walk from the beautiful Seaton Sluice beach and Dene, local bus routes, schools, shops and one of the best fish and chip restaurants in the local area, this lovely semi-detached bungalow has been extended to include two additional first floor rooms and a bathroom. Entrance hallway, lounge with feature bay window, fireplace and living flame fire, separate dining room with patio doors to the garden. The dining area opens into the fitted kitchen, also with access out to the garage, ground floor double bedroom, downstairs bathroom with shower. Superb sized first floor bedroom with fitted storage and lovely views, large bathroom with four piece suite, additional loft/office room. No onward chain!

£245,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Astley Gardens

Seaton Sluice

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: double glazed door to:

ENTRANCE HALLWAY: radiator, spotlights to ceiling, storage cupboards housing meters

LOUNGE; (front): 18'6 x 11'7, (5.64m x 3.53m), into double glazed bay window and alcoves, feature fireplace with gas coal effect fire, radiator, coving to ceiling

DINING ROOM: 15'8 x 11'8, (4.78m x 3.56m), double glazed patio doors out to the garden area, feature spiral staircase to the first floor, radiator, open through to:

KITCHEN: 9'9 x 9'6, (2.97m x 2.90m), fitted kitchen incorporating a range of base, wall and drawer units, roll edge worktops, single drainer sink unit, electric point, plumbed for automatic washing machine and dishwasher, double glazed window, door to garage

BEDROOM ONE: 11'4 x 9'4, (3.45m x 2.84m), spacious double bedroom, radiator, double glazed window

FIRST FLOOR:

Loft room; (rear): 11'0 x 10'5, (3.48m x 3.18m), spacious loft space with double glazed skylight, radiator, door to:



BEDROOM TWO; (dual aspect): 20'7 x 9'3, (6.27m x 2.82m), fabulous sized bedroom with delightful dual aspect, two large Velux windows, radiator, fitted wardrobes providing ample hanging and storage space, co-ordinating drawers, radiator



BATHROOM: 11'7 x 10'5, (3.53m x 3.18m), superb sized bathroom comprising of corner bath with hot and cold mixer taps and shower spray, bidet, vanity sink unit with mixer taps, low level w.c. with recessed flush, radiator, tiled bath area, spotlights to ceiling, large Velux window



EXTERNALLY: Private and enclosed rear garden with paved patio, lawn, borders and fencing, front garden area with driveway and attached:

GARAGE: 16'6 x 8'1, (5.03m x 2.46m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

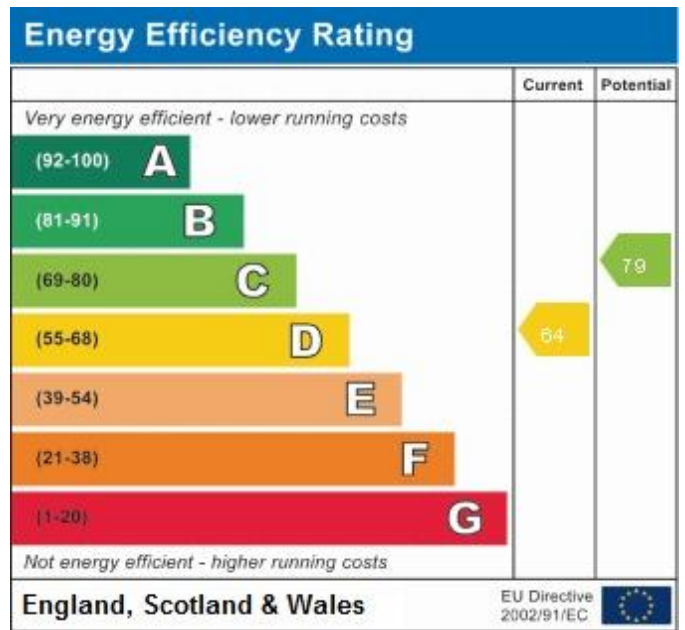
COUNCIL TAX BAND: C

EPC RATING:

WB006643.AI.AI.13/5/24.V.1

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

