



Seatonville Road Whitley Bay

An outstanding, larger style, 1930's semi-detached family home. Immaculately presented throughout with delightful wrap around gardens and a large side driveway and garage, the driveway allowing parking for at least two cars. Located just a short walk from Monkseaton Village, the Metro, local schools and shops and just a few minutes' drive from our wonderful coastline. The only thing you will need to be careful of is your waistline, with the new Allards also on your doorstep! Entrance vestibule, impressive, large hallway with Karndean flooring, downstairs cloaks/wc., gorgeous lounge with feature bay window overlooking the side garden area and attractive feature fireplace, separate front dining room with feature bay window opening through to a delightful conservatory with French doors out to the garden area, perfect for family dining and entertaining. The family breakfasting kitchen is elegant and stylish, with curved units, co-ordinating worktops, integrated appliances and a SMEG range cooker, (negotiable), downstairs cloaks/wc. Generous landing area, three bedrooms, all with fitted wardrobes and two with lovely bay windows allowing maximum light into the rooms. Luxurious re-fitted family bathroom with separate shower cubicle. Private and enclosed front, side and rear gardens, the rear patio area boasting a sunny aspect. Large garage with separate utility area.

£340,000

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: Karndean flooring, dado rail, half glazed door to:

ENTRANCE HALLWAY: An impressive, larger than average hallway with Karndean flooring, radiator, turned feature staircase to the first floor with original newel post and wrought iron spindles, two radiators, dado rail, cloaks cupboard with double glazed window, additional double glazed window, door to:

DOWNSTAIRS CLOAKS/W.C: contemporary cloaks, comprising of, pedestal washbasin, low level w.c. with push button cistern, modern tiling, Karndean flooring,

LOUNGE: (side): 16'2 x 13'8, (4.93m x 4.17m), with measurements into alcoves and feature double glazed bay window overlooking the side garden, attractive, marble feature fireplace with modern electric fire, delft rack, radiator

DINING ROOM: (front): 16'2 x 12'9, (4.93 x 3.89m), with measurements into alcoves and feature double glazed bay window, wall lights, radiator, coving to ceiling, double glazed door through to:

CONSERVATORY: 11'7 X 11'5, (3.53m x 3.48m), beautiful conservatory enjoying views over the garden area, tile effect flooring, double glazed French door opening to the garden area

DINING KITCHEN: (rear): 16'1 x 9'3, (4.90m x 2.82m), Stunning family dining kitchen with an elegant and stylish range of cream, base, wall and drawer units, co-ordinating worktops, SMEG range cooker, (negotiable), cooker hood, integrated fridge and freezer, washing machine, dishwasher, single drainer sink unit with mixer taps, LVT flooring, LOGIK combination boiler, two double glazed windows, spotlights to ceiling, modern splashbacks, radiator, double glazed door to rear patio garden



FIRST FLOOR LANDING AREA: Spacious landing, loft access with pull down ladders, mostly boarded loft with excellent storage space, door to:

FAMILY BATHROOM: 8'0 x 7'8, (2.44m x 2.33m), luxurious family bathroom comprising of, bath with hot and cold mixer taps, shower spray, separate shower cubicle, chrome shower, low level w.c. with recessed flush, panelled ceiling with spotlights, tiled floor, fully tiled walls, chrome ladder radiator, double glazed window

BEDROOM ONE: (side): 15'2 x 11'1, (4.62m x 3.38m), with measurements into double glazed bay window and excluding depth of stylish fitted wardrobes, radiator

BEDROOM TWO: (front): 16'6 x 10'9, (5.03m x 3.28m), into feature double glazed bay window, excluding depth of attractive fitted wardrobes, cornice to ceiling, laminate flooring, radiator

BEDROOM THREE: (front): 9'1 x 7'4, (2.77m x 2.24m), attractive fitted wardrobes, radiator, double glazed window

EXTERNALLY: With beautiful, wrap around gardens, enclosed patio garden with access to garage, side garden with borders, hedging and lawn, front garden area, walled and gated with rockery

GARAGE: 15'8 X 8'6, (4.78m x 2.59m), up and over door, through to:

UTILITY AREA: 8'8 x 6'6, (2.64m x 1.98m), single drainer sink unit, plumbing for automatic washing machine, electrics and lighting, base and wall units, tile effect flooring

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
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.

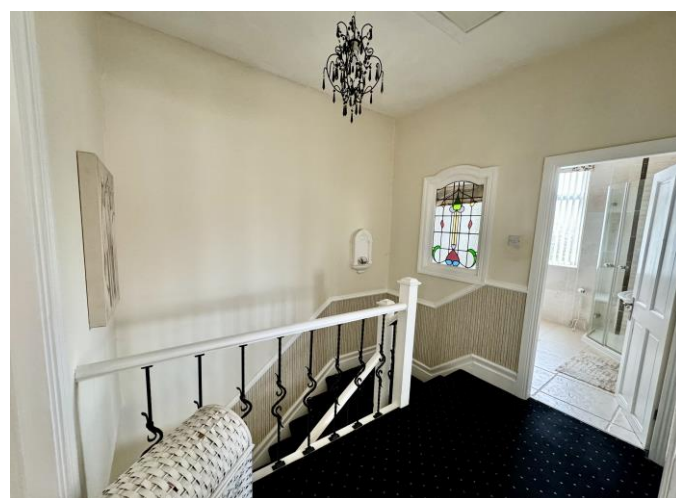
TENURE

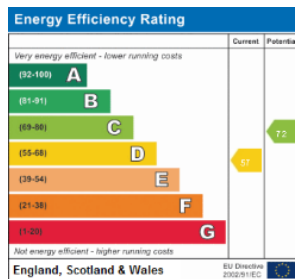
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

WB2458.AI.AI.03/05/24.V.1





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