



Marden Court

Seaton Sluice

Superbly located, close to the Beach, Dene and Seaton Sluice Village, this property offers a wonderful lifestyle for individuals and families alike. This lovely, Freehold, end-link home also benefits from no onward chain! Entrance hall, lounge with feature bow window and gas, log effect fire, feature turned staircase to the first floor, family kitchen, conservatory opening out to the garden area. Two double bedrooms to the first floor, the principle bedroom with fitted wardrobes, bathroom with electric shower. Low maintenance garden with shed and greenhouse, gated access to rear path and private allocated parking bay. Gas radiator central heating system and double glazing, front garden.

£165,000

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Mrden Court Seaton Sluice

Double Glazed Entrance Door to:

ENTRANCE HALL: door to:

LOUNGE: (front): 18'11 x 11'6, (5.77m x 3.51m), a spacious family lounge with measurements into feature double glazed bow window and stair recess, turned, feature staircase to the first floor, gas, log effect fire, radiator, coving to ceiling, door to:

BREAKFASTING KITCHEN: (rear): 11'6 x 8'3, (3.51m x 2.52m), family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, gas point, sink unit with hot and cold mixer taps, tile effect flooring, radiator, central heating boiler, tiled splashbacks, double glazed window, double glazed door through to:

CONSERVATORY: 11'6 x 6'8, (3.51m x 2.03m), plumbed for automatic washing machine, double glazed door opening out to the rear garden

FIRST FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: comprising of, bath, electric shower, pedestal washbasin, low level w.c., storage cupboard, tiled bath area, radiator



BEDROOM ONE: (front):P 11'6 x 10'0, (3.51m x 3.05m), including depth of fitted wardrobes, radiator, double glazed window



BEDROOM TWO: (rear): 11'6 x 8'3, (3.51m x 2.52m), storage cupboard, radiator, double glazed window



EXTERNALLY: Private, low maintenance rear garden, with borders, greenhouse, shed, outside tap, side paved area, access to the front garden and path, gated access from the rear garden to lane and to private, allocated parking bay

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking bay

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: A

EPC RATING: TBC

WB2550.AI.DB.01.07.2024.V.1





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.

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