



## Crumstone Seahouses

- Mid-link house
- Three bedrooms
- Garage
- Extended
- Downstairs W.C.
- Off-street parking

Offers Over £210,000

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ROOK  
MATTHEWS  
SAYER

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## 8 Crumstone Seahouses NE68 7RJ

Situated near to the harbour, this extended three bedroom house is conveniently located within a cul-de-sac close to the centre of the village in Seahouses, just behind the main shopping street. An extension across the back of the property has offered space to re-position the kitchen and has therefore created a large lounge, and a separate dining area that is open plan to the kitchen. The bright and airy kitchen space overlooks the rear garden and benefits from additional natural light from Velux windows. The installation of the downstairs W.C. is a useful addition, and the hall also has a cloaks storage cupboard off the entrance porch. Upstairs there are three bedrooms and a shower room. A cupboard with a hanging rail has been fitted into the third bedroom and has made good use of the storage area above the stairs. The original bathroom has been re-fitted and now offers a suite with contemporary 'walk-in' shower and wet walling. The oil central heating system has radiators in all rooms, but there is an appealing feature fireplace with a log-burner in the lounge for additional heat for those cosy nights! Solar panels economically provide power for the hot water, backed up by the oil boiler. A separate set of solar panels generates electricity for own consumption plus a transferable Feed in Tariff contract exists that generated a tax-free sum of £1,500 last year. Conveniently located nearby at the end of the row of houses, the garage is in a block and can also be used as valuable storage space. This is a super home for a buyer in search of spacious accommodation within the heart of a thriving Northumberland coastal village.



### HALL

Double glazed entrance door and windows | Tiled floor entrance leading to a wood floor | Radiator | Cloaks cupboard (housing the boiler) | Staircase to first floor | W.C.

### W.C.

Close coupled W.C. | Cabinet with integrated wash hand basin | Wet wall panels

### LOUNGE 23' 0" x 11' 4" max (7.01m x 3.45m)

Double glazed window | Brick fireplace incorporating a wood burning stove and a tiled hearth | Radiator | Internal window to Kitchen

### DINING ROOM 10' 2" x 10' 1" (3.10m x 3.07m)

Wood flooring | Radiator | Fitted wall and base units | Downlights | Open to kitchen

### KITCHEN 18' 8" x 6' 11" (5.69m x 2.11m)

Double glazed windows and door to rear | Double glazed Velux windows | Downlights | Fitted units | 1.5 porcelain sink | Space for washing machine and tumble dryer | Gas hob | Extractor hood | Double electric oven | Side by side space for a tall fridge and freezer



### LANDING

Loft access to a boarded loft | Cupboard housing a water tank for the Solar powered hot water

**BEDROOM ONE 10' 9" x 12' 7" (into wardrobe) (3.27m x 3.83m)**  
Double glazed window | Sliding door wardrobes | Laminate floor | Radiator

**BEDROOM TWO 13' 0" x 8' 5" (Plus door recess) (3.96m x 2.56m)**  
Double glazed window | Radiator

**BEDROOM THREE 8' 10" x 10' 4" (Max) (2.69m x 3.15m)**  
Double glazed window | Radiator | Cupboard over the stairs

#### **SHOWER ROOM**

Double glazed frosted window | W.C. | Pedestal wash hand basin | Wet wall panels | Walk in shower with glass screen | Laminate floor | Ladder style heated towel rail | Downlights



#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains, supplemented by solar power  
Water: Mains  
Sewerage: Mains  
Heating: Oil central heating, and solar powered hot water  
Broadband: Fibre to cabinet  
Mobile Signal Coverage Blackspot: No blackspot  
Parking: Private garage and drive, as well as on-street parking.

#### **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**

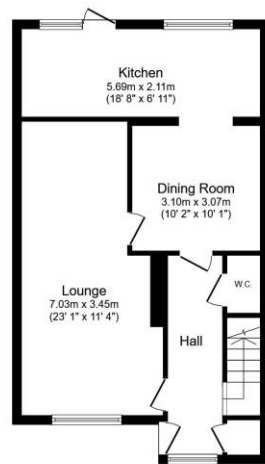
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

#### **COUNCIL TAX BAND: C**

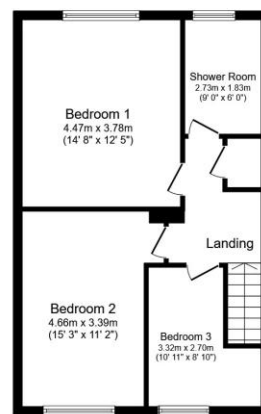
**EPC RATING:** Currently being prepared

AL008851.DM.KM.16/09/2024.V2





**Ground Floor**  
Floor area 70.8 sq.m. (762 sq.ft.)



**First Floor**  
Floor area 52.7 sq.m. (568 sq.ft.)

**TOTAL: 123.6 sq.m. (1,330 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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