



## Main Street Seahouses

- Detached freehold house
- Large gardens and drive
- Four bedrooms
- Kitchen & utility room
- Three ensuite bedrooms
- Coastal village location

Guide Price **£475,000**

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ROOK  
MATTHEWS  
SAYER

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# 102 Main Street Seahouses NE68 7TP

Occupying a generous size plot in Seahouses, this charming four bedroom stone detached house is a superb character property with beautiful gardens and ample off-street parking with plenty of room for multi-vehicle parking. Having been previously used as a guest house, the property offers spacious rooms and there are three bedrooms with their own ensuite shower rooms in addition to the main family bathroom. Downstairs there are two delightful separate reception rooms that face the front garden, and a conservatory off the second reception room overlooking the gardens to the side.

## HALL

Double glazed frosted window | Radiator | Under stairs cupboard | Staircase to first floor

## RECEPTION ROOM ONE 14'2 x 16'9 (5.10m x 4.31m)

Double glazed bay window | Radiator | Stove with mantel & tiled hearth | Fitted shelves and cupboards in alcoves | Picture rail | Original cornice

## RECEPTION ROOMS TWO 14' 0" x 14' 3" (4.26m x 4.34m)

Double glazed window | Radiator | Fitted cupboards and display shelves | Fireplace with solid fuel fire | Picture rail | Coving to ceiling | Ceiling rose | Doors through to conservatory

## CONSERVATORY 11' 9" x 11' 11" (3.58m x 3.63m)

Double glazed window and door | Electric underfloor heating | Power sockets

## OFFICE / CUPBOARD IN HALL 3' 9" x 5' 9" (1.14m x 1.75m)

Double glazed window | Power sockets | Fitted shelves



## KITCHEN 12' 0" x 11' 6" Plus recess (3.65m x 3.50m)

Double glazed window | Radiator | Storage cupboard | Inglenook with electric range cooker | Fitted wall and base units | 1.5 stainless steel sink | Part tiled walls

## UTILITY

Double glazed frosted window | Worktops | Space for dishwasher washing machine and fridge/freezer | Pantry cupboard | External door

## LANDING

Double glazed window | Loft access with pull down ladder to part boarded loft | Doors to bedrooms and bathroom | Storage cupboard | Dado rail

## BEDROOM ONE 14' 0" x 14' 4" (4.26m x 4.37m)

Double glazed window | Radiator | Fitted cupboards and wardrobes | Coving to ceiling | Door to Ensuite



## ENSUITE ONE

W.C. | wash hand basin | Tiled shower cubicle | Mains shower with bi-fold glass screen | Extractor fan | Vanity light with shaver point | Oil filled electric towel rail

## BEDROOM TWO 10' 8" x 10' 11" (3.25m x 3.32m)

Double glazed window | Radiator | Fitted cupboards and wardrobes | Coving to ceiling | Door to Ensuite

## ENSUITE TWO

W.C. | wash hand basin | Tiled shower cubicle | Mains shower with bi-fold glass screen | Extractor fan | Vanity light with shaver point | Wall mounted fan heater

## BEDROOM THREE 9' 5" x 10' 5" (2.87m x 3.17m)





Double glazed window | Radiator | Fitted cupboards and wardrobes |  
Coving to ceiling | Wash-hand basin | Door to Ensuite

**ENSUITE THREE**

Frosted window | W.C. | wash hand basin | Wet wall shower cubicle with bi-fold glass screen | Electric shower | Wall mounted fan heater

**BEDROOM FOUR 8' 8" x 13' 3" (2.64m x 4.04m)**

Double glazed window | Radiator | Fitted cupboards

**BATHROOM**

Double glazed frosted window | Corner bath | Cabinet with integrated wash hand basin | W.C. | Tiled shower cubicle | Electric shower | Radiator | Vanity light with shaver point

**OUT HOUSE 7' 1" x 9' 8" (2.16m x 2.94m)**

Double glazed frosted window | Sink unit | Central heating boiler

**W.C.**

Double glazed frosted window | W.C.

**COALHOUSE**

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators

Broadband: ASDL Copper Wire

Mobile Signal Coverage Blackspot: No blackspot

Parking: Private Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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

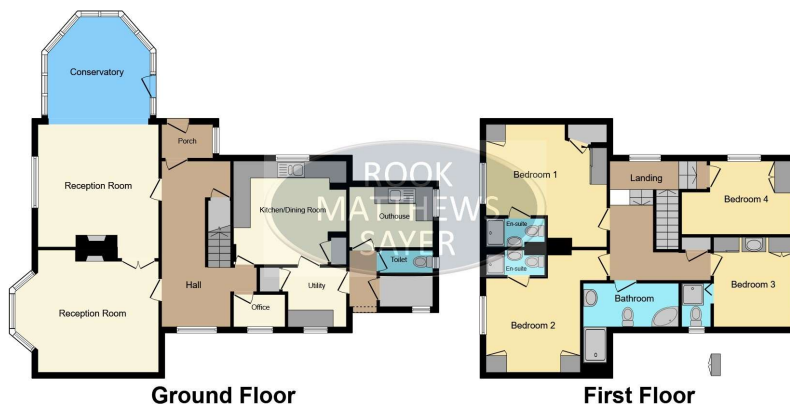
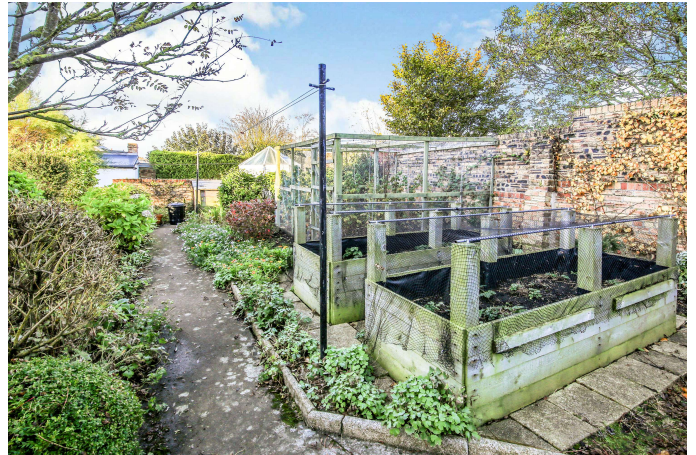
**COUNCIL TAX BAND: F**

**EPC RATING: F**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		





Total floor area 182.8 m<sup>2</sup> (1,968 sq.ft.) approx  
 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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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