SIGNATURE

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FOR SALE

Hastings Avenue

SEATON SLUICE, WHITLEY BAY, NE26 4JF

ASKING PRICE

£265,000

3 BEDROOMS · 1 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Hastings Avenue, Seaton Sluice

ASKING PRICE £265,000 · FREEHOLD

Signature North East is delighted to welcome to the market this three-bedroom semi-detached home, ideally situated on the popular Hastings Avenue in Seaton Sluice. Just a short walk from Seaton Sluice beach and the stunning surrounding coastline, the property is perfectly placed to enjoy coastal living while remaining conveniently located within easy reach of larger hubs including Blyth, Whitley Bay and Newcastle.

Stepping inside, you are welcomed by a spacious entrance hallway. The bright living room features a charming bow window overlooking the front garden and flows seamlessly through double doors into the dining area. The hallway, living room and dining area all benefit from original wooden flooring, adding character throughout. The dining area enjoys patio doors opening onto the rear garden alongside an additional window allowing for plenty of natural light. Completing the ground floor is a kitchen fitted with attractive base and wall units, dedicated space for appliances and direct access to the garage.

To the first floor, the accommodation comprises two double bedrooms alongside a single bedroom, offering flexible space for growing families, guests or those working from home. The family bathroom is fitted with a bathtub featuring an overhead shower, hand basin and WC.

Externally, the rear garden offers a patio seating area, raised planting beds and a raised timber deck, creating an ideal space for relaxing or entertaining. To the front, the landscaped garden is complemented by a driveway providing off-street parking for one vehicle, direct access to the rear garden and access to the attached garage.





KEY FEATURES

- Three-bedroom semi-detached home in the sought-after village of Seaton Sluice
- Short walk to Seaton Sluice beach with easy access to Blyth, Whitley Bay & Newcastle
- Spacious living room with bow window, double doors into open-plan dining area & original wooden flooring
- Kitchen with space for appliances and direct access to garage
- Two double bedrooms, one single bedroom and a family bathroom
- Landscaped front and rear gardens, driveway parking and attached garage

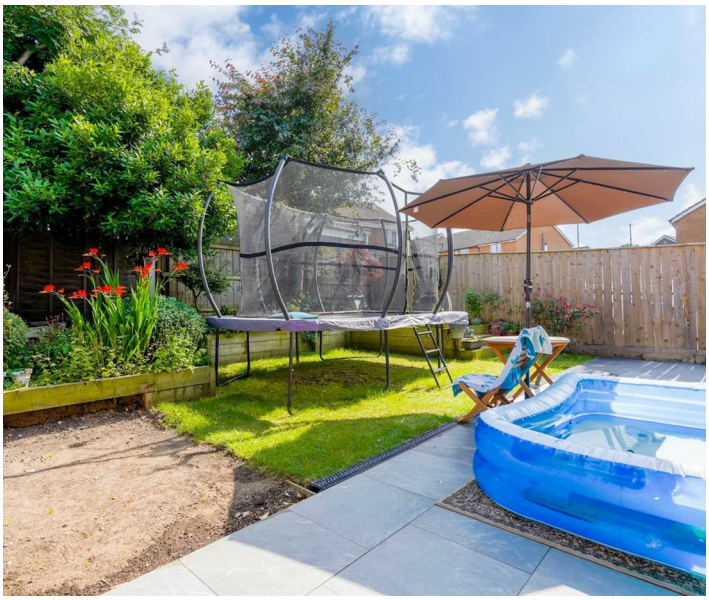
- Council Tax Band C
- EPC Rating D









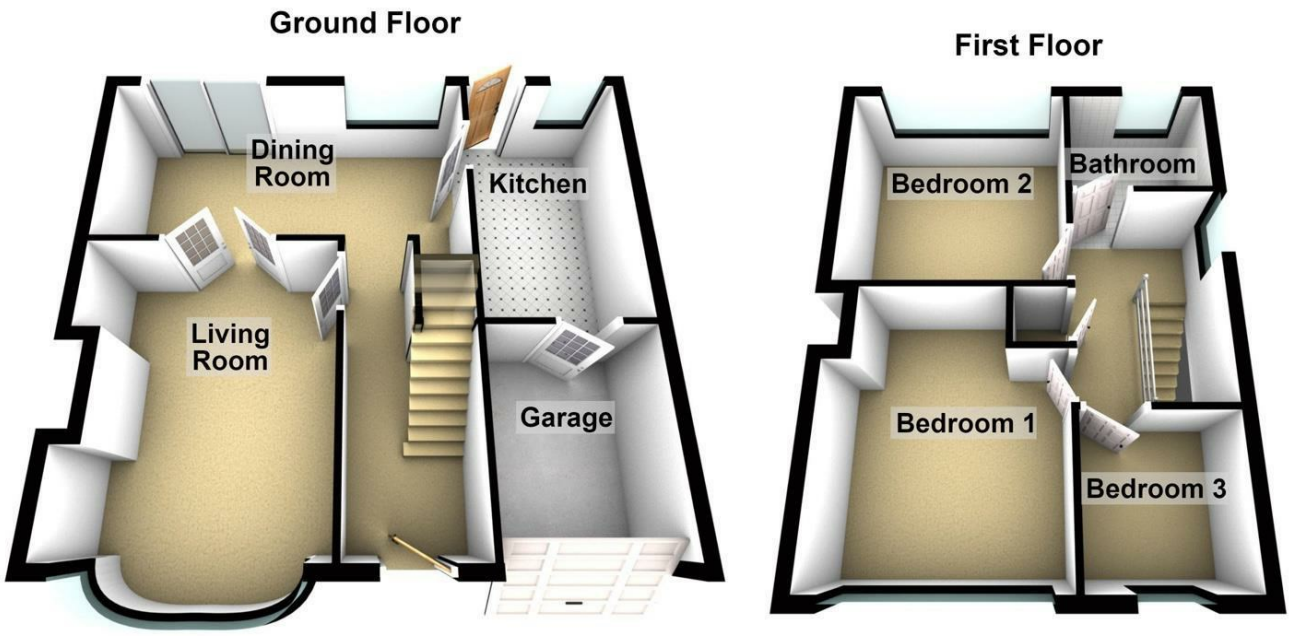


ACCOMMODATION

Room Dimensions

Living Room	4.28 x 3.55 (14'0" x 11'7")	Bedroom Two	3.22 x 3.28 (10'6" x 10'9")
Dining Room	2.72 x 5.46 (8'11" x 17'10")	Bedroom Three	2.04 x 2.11 (6'8" x 6'11")
Kitchen	3.49 x 2.32 (11'5" x 7'7")	Bathroom	1.67 x 2.1 (5'5" x 6'10")
Bedroom One	3.9 x 3.28 (12'9" x 10'9")		

FLOOR PLAN



Total area: approx. 93.4 sq. metres (1005.7 sq. feet)

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