



Fountain Head Bank

Seaton Sluice

Longing to wake up, open your front door, take in views of the sea then take a fabulous short stroll down to the beach? Then look no further! This gorgeous semi-detached family home is beautifully presented throughout and located perfectly if you love the outdoors. The beach, dunes, Dene and of course, one of the best fish and chip shops in the area, are right on your doorstep! Together with local schools, bus routes and shops just a short trip into the village centre then Fountain Head Bank really does offer a lifestyle, perfect for families. The current owners have recently re-laid the drive with a stylish and hard wearing resin and the contemporary, solid oak front door provides you with a flavour of what's to come! Impressive hallway, light and airy lounge with feature bay window enjoying side sea views, gorgeous fireplace and gas, living flame fire. Double doors take you through to the separate dining room, overlooking the garden area, then through to the stunning, high gloss kitchen with integrated appliances, separate utility room with access to the garden and opening through to the 16'10 garage. Spacious landing area and three excellent sized bedrooms, the principle bedroom with side sea views and quality Hammonds be-spoke fitted wardrobes and integral dressing table with lighting, wonderful, re-fitted family bathroom with shower, enclosed, mature rear garden with lawn, shed and patios. Exceptional!

£295,000

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Fountain Head Bank

Seaton Sluice, Whitley Bay

Solid Oak Door with Leaded Light Insert to:

ENTANCE HALLWAY: Impressive hallway with cloaks cupboard, double glazed window and storage, under-stair recess, radiator, turned staircase to the first floor with oak spindles, cornice to ceiling, door to:

LOUNGE: (front): 15'3 x 13'5, (4.65m x 4.09m), with measurements into alcoves and feature double glazed bay window with gorgeous side sea views, fitted remote control electric blinds, splendid feature fireplace with gas, coal effect fire, radiator, double doors into:

DINING ROOM: (rear): 10'5 x 10'4, (3.18m x 3.12m), radiator, double glazed window pleasantly overlooking the garden, door to:

KITCHEN: (rear): 7'8 x 5'9, (2.33m x 1.75m), fabulous, high gloss kitchen, incorporating a range of base, wall and drawer units, Corian worktops, integrated Bosch double oven, induction hob, integrated fridge freezer, dishwasher, cooker hood, radiator, double glazed window, sink unit with hot and cold mixer taps, tiled floor, plinth LED lighting, door to:

UTILITY: 7'8 x 5'9, (2.33m x 1.75m), combination boiler, single drainer sink unit with mixer taps, fitted base and wall units, plumbed for automatic washing machine, double glazed door out to garden, open through to garage

FIRST FLOOR LANDING AREA: double glazed window, storage cupboard with shelving, loft access with pull down ladders, door to:

BEDROOM ONE: (front): 14'3 x 10'4, (4.34m x 3.15m), stunning principle bedroom with measurements into double glazed bay window with side sea views and including depth of luxurious Hammonds, be-spoke fitted wardrobes, providing ample hanging and storage, concealed dressing table with shelving, mirror and recessed lighting, co-ordinating bedside cabinets, radiator

BEDROOM TWO: (rear): 11'7 x 10'9, (3.53m x 3.28m), double glazed window, radiator, cornice to ceiling



BEDROOM THREE: (front): 9'0 x 8'0, (2.74m x 2.44m), radiator, double glazed window, cornice to ceiling

BATHROOM: 9'0 x 5'5, (2.74m x 1.65m), stunning, re-fitted bathroom comprising of, "P" shaped bath with hot and cold mixer taps, chrome shower, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, half height tiling to walls and fully tiled shower area, radiator, high gloss sparkle tiled floor, two double glazed windows

EXTERNALLY: Beautiful, enclosed rear garden that has been lovingly planned and maintained, with block paved patios, lawn, borders, shed. Re-laid resin front driveway, attached garage with measurements of 16'10 x 7'9, (5.13m x 2.36m), electric roller door, tiled floor, wall unit

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

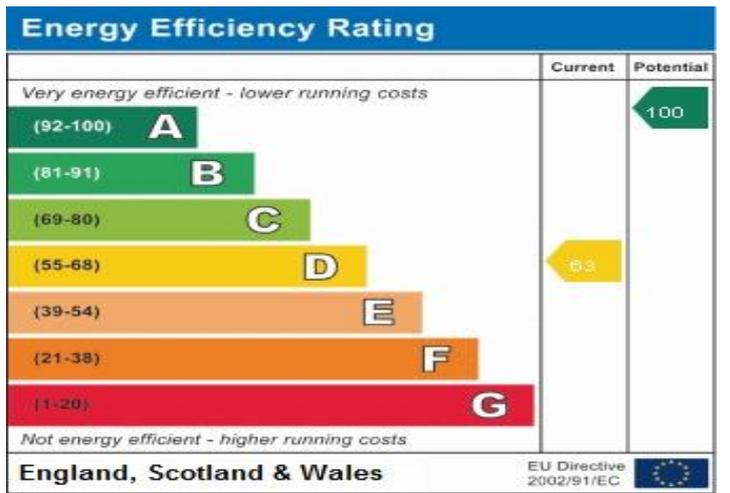
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: c

EPC RATING: TBC

WB2432.AI.KC.18.04.24.V.2





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