

1A Main Street, Ponteland,  
Newcastle Upon Tyne, NE20 9NH

Tel: 0191 2511189

Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)

Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Trading Places



## Fountain Head Bank, Seaton Sluice - £399,950

- Six Bedroom Detached House
- Three Story
- Games Room

- Sea Views
- Two Reception Rooms
- Large Breakfasting Kitchen



Whitley Bay Tel: 0191 251 1189



Email: [info@tp-property.co.uk](mailto:info@tp-property.co.uk)



Web: [www.tp-property.co.uk](http://www.tp-property.co.uk)



## Fountain Head Bank, Seaton Sluice

Trading Places are delighted to welcome to the market for sale this truly outstanding six bedroom detached house, occupying a prime position just off Seaton Sluice sea front on Fountain Head Bank. Rarely does a unique property of this style come onto the market for sale which offers such a generous size and versatile accommodation. The accommodation is over three floors with stunning sea views looking along the coastline towards and beyond Blyth. The property is situated close to the main village of Seaton Sluice benefiting from local amenities including shops, schools and bus services into Whitley Bay, Blyth and Newcastle. Holywell Dene is also within walking distance which runs along into Seaton Delaval for those wishing to enjoy lovely nature walks as well as Delaval Hall for some local historical culture. The property benefits from double glazing, gas central heating and security alarm system and briefly comprises of:- Entrance porch, entrance hallway, office/study, two cloaks w.c, lounge, games room and bar, dining room, breakfasting kitchen and utility room. To the first floor the master bedroom or second lounge has stunning sea views to the front and side which looks across towards Collywell Bay and beyond, a further three bedrooms one with a walk in dressing area, a large family bathroom with newly fitted modern suite and fittings. To the second floor there are a further two bedrooms and a second spacious bathroom. Externally there is a mature rear garden with patio areas, garden shed and hot tub, to the front a planted shrub area, side yard, tarmac drive with additional parking which leads to a double length carport with electric up and over garage door. Viewing is highly recommended to appreciate this lovely unique spacious family home. Please call our branch on 0191-2511189 to arrange an appointment. EPC Rating E.

### Entrance porch

Double glazed door, double glazed windows to front and side, wood panel walls, tiled flooring and glazed door to

### Entrance hallway

Glazed door and panelled windows, radiator, wall lights, alarm panel, walk in storage cloaks cupboard, glazed windows to lounge, games room, stairs to first floor, glazed door to inner lobby to kitchen.

### Cloaks wc

Enclosed cistern wc, vanity wash hand basin, tiled flooring, tiled splash backs and radiator.

### Office/study 6'10 x 6' 2 (2.08m x 1.83m 0.05m)

Double glazed window to the front, radiator and wood panelled walls.

### Lounge 16'11 x 12 (5.16m x 0.30m)

Double glazed windows to front and side elevations with sea views, wall mounted modern electric fire, television point, radiator, glazed window and door to games room.

### Dining room 18'10 x 15'8 (5.74m x 4.78m)

Double glazed window to the side, double glazed full length opening windows to the rear, radiator, door to inner hallway.

### Cloaks wc

Off inner hall from dining room- low level wc, wash hand basin, radiator. Door to side access.

### Games room 30'8 x 18'11 (9.35m x 5.77m)

Bar area with two double glazed windows to the front, bar counter. Double opening double glazed door to side to access to car port,





double glazed window to side, two radiators, wall lights, glazed internal window to hallway, glazed door to dining room.

#### **Breakfasting kitchen 17' 9x 13' 9 (5.18m 0.23m x 3.96m 0.23m)**

Fitted with a range of white wood farmhouse style wall and base units with roll top work surfaces, one and a half bowl sink and drainer, built in electric oven, integrated microwave, dual fuel hob with extractor over, tiled splash backs, open chimney recess with concrete base, double glazed window to the rear, double glazed electric Velux window, wood beams to ceiling, radiator, wash hand basin and half glazed door to

#### **Utility/ store room 11'6 x 10'3 (3.51m x 3.12m)**

Double glazed window and door to the rear, plumbed for washing machine, shelved walls, floor standing boiler for the gas central heating system.

#### **First floor landing**

Return staircase, double glazed window to the side, wall lights, built in storage cupboards and spot lights, doors off to

#### **Master bedroom 33'10 x 12'6 (10.31m x 3.81m)**

Four double glazed windows to front and side elevations with sea views, two radiators, wood panelled ceiling and glazed door and panels to landing.

#### **Bedroom two 16'2 x 13'1 (4.93m x 3.99m)**

Double glazed window to the side, fitted wood panelled sliding wardrobes, wall lights, vanity wash basin, radiator.

#### **Dressing room 6'6 x 5'2 (1.98m x 1.57m)**

Walk in dressing area with fitted base unit, roll top work surface and single sink and drainer

#### **Bedroom three 11'9 x 11' 5 (3.58m x 3.35m 0.13m)**

Double glazed window to rear with sea views, fitted wardrobes and vanity wash hand basin, radiator, wood panelled ceiling.

#### **Bedroom four 12'1 x 6'11 (3.68m x 2.11m)**

Double glazed window to the side, built in robe with sliding door, radiator.

#### **Bathroom 13'11 x 8'1 (4.24m x 2.46m)**

Four piece modern suite comprising of :- sunken bath with tiled steps, twin vanity wash hand basin with fitted mirror and lighting, enclosed cistern wc with fitted storage units, step in tiled shower cubicle with electric shower, double glazed window to the side, chrome heated panel radiator/towel rail, tiled walls, bamboo wood flooring and spot lighting and speakers to ceiling.

#### **Second floor landing**

Via return staircase, built in storage cupboard and doors off to

#### **Bedroom five 9'7 x 14'3 (2.92m x 4.34m)**

Double glazed window to the side, radiator.





### **Bedroom six 16' x 12'3 upto half stud wall (4.88m x 3.73m up**

Double glazed window to the front with sea views, fitted roll top work surfaces, raised wood floor to window area, half stud wall with saloon doors to storage area, radiator.

### **Bathroom 13'11 x 8'1 bathroom area only (4.24m x 2.46m bath**

Three piece coloured suite comprising of :- corner panelled bath with electric shower over, pedestal wash hand basin, low level wc, double glazed window to the rear with views, radiator, walk in storage area.

### **External**

To the rear of the property there is a private fenced garden with lawned and paved patios areas, wall lighting, hot and cold water taps, raised beds with mature planting and shrubs, garden shed with electric lighting, hot tub.<br/>To the front of the property there is a garden with shrub planting, additional side yard, driveway leading to the garage.

### **Garage and drive**

Tarmac drive and additional car parking to front. Double length open- ended garage with power and lighting and electric up and over garage door.

Disclaimer. These particulars are believed to be accurate but they are not guaranteed and do not form a contract. These particulars are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

