

39 Beadnell Drive

Seaham SR7 7WG

kimmitt&roberts

- Superb Three Bedroom Semi Detached Home
- Fabulous Well Equipped Garden Bar
- Superb Corner Plot with larger than average Gardens
- Ideal for Family Occupation. Viewing Essential
- The EPC Rating is C



Offers Over £185,000

39 Beadnell Drive

GARDEN BAR ALERT!

We are delighted to offer for sale this well presented and improved three bedroom semi detached home on the ever popular development of East Shore Village. The property is nestled in this popular cul-de-sac and will appeal to families, couples and first time



Entrance Vestibule

with entrance door, tiled floor and radiator

Cloak/W.C.

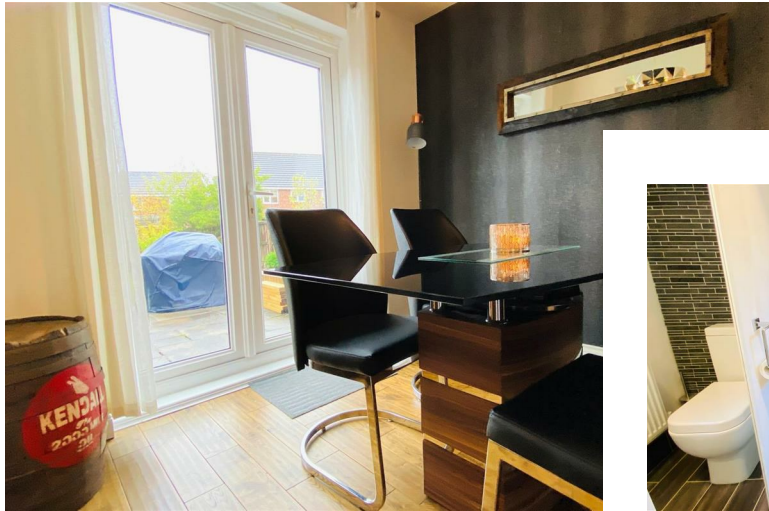
with w.c., wash hand basin, radiator and double glazed window



Lounge

131'2" x 13'1"
with double glazed window, solid oak flooring, radiator, double glazed window and staircase leading to first floor





buyers alike. It briefly comprises of entrance porch, ground floor cloaks/WC, sumptuous lounge with staircase to the first floor and a kitchen/dining room. On the first floor you will find a landing leading to three good sized bedrooms and a well equipped family bathroom. Externally to the front lies a driveway and a seperate garage. The rear benefits from an much larger than average enclosed southeast facing lawned garden with additional patio area and a well equiped garden bar all accessed via French doors from the kitchen.

Kitchen/Diner

16'4" x 7'10" (max)
with wall and base units with contrasting worktops, gas hob, electric oven, wall mounted combi boiler, tiled splashback, fridge freezer, sink unit, double glazed window, radiator and double glazed french doors leading to rear

First Floor

Landing

Bedroom 1

11'9" x 8'6" (max)
with built in wardrobes, double glazed window and radiator

Bedroom 2

10'2" x 8'2"
with double glazed window and radiator

Bedroom 3

8'2" x 7'2"
with double glazed window and radiator

Bathroom

having panel bath with over shower, w.c., wash hand basin, tiled walls, radiator and double glazed window



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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