

# 7 Elderberry Close

Seaham SR7 7FB

**kimmitt & roberts**

- Modern Terrace Town House
- Gas Central Heating/Double Glazing
- 3 Bedrooms one with En-Suite
- Early Viewing Recommended
- EPC Rating: B



**£179,950**

# 7 Elderberry Close

*Kimmitt and Roberts are thrilled to present this superb three bedroom end terraced townhouse on a new development situated in Seaham, this immaculate home is only 2 years old and benefits from the remainder of the NABC warranty and is also located close to shops, schools and*



## **Entrance Hall**

with entrance door, radiator, laminate flooring and staircase leading to first floor

## **Cloak/W.C.**

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



## **Kitchen/Diner**

13'5" x 10'9"

with wall and base units with contrasting worktops, gas hob, electric oven, extractor fan, automatic washing machine, dish washer, fridge freezer, sink unit, double glazed window and radiator





*commuting routes, it provides several desirable key attributes such as; kitchen/dining, lounge, three bedrooms (master with en suite facilities), modern family bathroom, cloakroom, driveway, garage, rear garden, UPVC double glazing, gas central heating, contemporary decor throughout, Early viewing recommended.*

**Lounge**

14'9" x 11'5"  
with radiator understair storage cupboard and double glazed french door leading to rear

**First Floor**

**Landing**

with built in storage cupboard

**Bedroom 2**

14'9" x 8'6" (max)  
with double glazed window and radiator

**Bedroom 3**

9'2" x 7'10"  
with double glazed window and radiator

**Bathroom**

having panel bath, w.c., wash hand basin, double glazed window and radiator

**Second Floor**

**Master Suite**

14'5" x 12'9" (+ recess)  
with double glazed window, radiator and built in wardrobes

**Ensuite Bathroom**

with stand alone shower, w.c, wash hand basin, radiator and extractor fan

**Disclaimer**

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**Kimmitt & Roberts Estate Agents -**  
**Seaham**  
 16 North Terrace  
 Seaham  
 County Durham  
 SR7 7EU  
 0191 581 3213

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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