

# 63 Viceroy Street

Seaham SR7 7HY

**kimmitt & roberts**

- Three Bedroom Mid Terraced Home
- Gas Central Heating and Double Glazing
- Well Presented Throughout - Viewing Essential
- Garage. In the heart of Seaham Harbour
- NO ONWARD CHAIN
- EPC Rating: C



**£120,000**

# 63 Viceroy Street

We are pleased to offer for sale this well presented and updated three bedroom mid link property situated in the heart of Seaham town centre. It boasts sizeable accommodation at an affordable price with double glazing, gas central heating, re-fitted kitchen and bathroom. It also has



## Entrance Hall

with entrance door, radiator and staircase leading to first floor

## Lounge

14'5" x 12'1" (max)  
with double glazed window and radiator



## Kitchen/Diner

18'8" x 9'10"  
with wall and base units with contrasting worktops, free standing oven and hob, sink unit, extractor fan, tiled splash back, double glazed window, radiator and double glazed french doors leading to rear of property





*the added bonus of a single garage to the rear. The property is in close proximity to the ever developing shopping and leisure areas of the town, being a stones throw away from all bars, restaurants and stores. We anticipate great interest at this very desirable price. Recommended!*

#### **First Floor**

**Landing**  
with loft access hatch

**Bedroom 1**  
11'9" x 8'6" (+ robes)  
with built in wardrobes, double glazed window and radiator

**Bedroom 2**  
10'5" x 9'10"  
with double glazed window and radiator

#### **Bedroom 3**

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

#### **Bathroom**

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

#### **Exterior**

with enclosed forecourt garden to front and enclosed yard with garage to rear

# Kimmitt & Roberts - Seaham

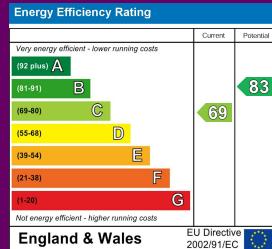
16 North Terrace

Seaham

County Durham

SR7 7EU

0191 581 3213



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.