

76 Heathway

Durham SR7 7UX

kimmitt&roberts

- Stylish Recently Constructed 2 Bed Mid Link
- PART OF THE DISCOUNT MARKET SALE SCHEME
- Ideal for FTB / Small Families
- Close to all local amenities - Priced to Sell!



£99,950

76 Heathway

"DISCOUNT MARKET SALE SCHEME PROPERTY"

This stylish two bedroom mid link residence provides contemporary accommodation at a very tempting price. Situated upon a highly respected and recently constructed development on the outskirts of Saham - it stands upon a generous site, with a particularly impressive enclosed and sunny rear garden. The excellent family accommodation boasts an impressive kitchen with



Entrance Vestibule

with entrance door, radiator and staircase to first floor

Kitchen

11'9" x 9'10"

having a range of wall and base units with integrated gas hob, electric oven, extractor hood, stainless steel sink unit, double glazed window and radiator

Cloaks/WC

with WC, wash hand basin, radiator and extractor fan.



Lounge

12'10"x12'6"(max)
with radiator and double glazed french doors to the rear.

FIRST FLOOR

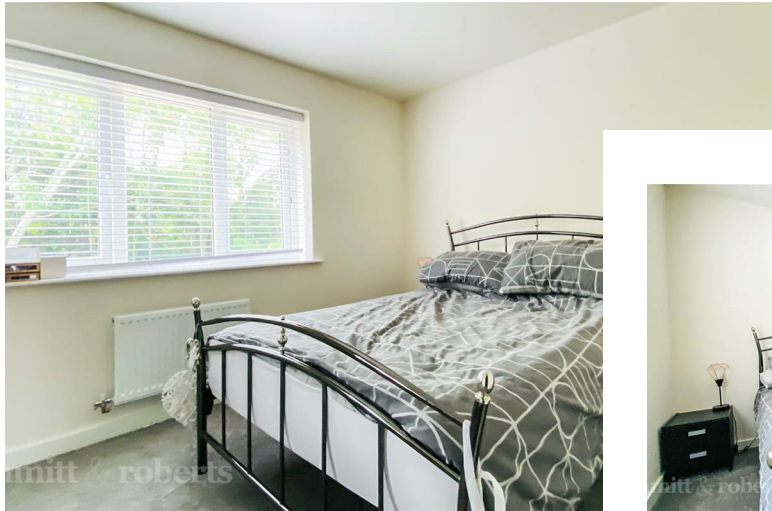
Landing

with loft access

Bedroom 1

13'1"x8'6"
with double glazed window and radiator.





appliances, stylish bathroom, ground floor WC, UPVC double glazing and gas central heating. Internal inspection is unreservedly recommended.

This property is part of the discount market sale scheme. The property is to be sold at 70% of the open market value. We have estimated the 70% to be £99,950. The 30% discount is to be passed onto the next buyer. This is an affordable home scheme.

Bedroom 2

9'10"x8'2" (+ recess)
with double glazed window, radiator and built in storage cupboard.

Bathroom

comprising of panel bath with shower over, WC, wash hand basin, radiator and extractor fan.

DISCOUNT MARKET SALE SCHEME

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scheme.

There are certain criteria that need to be met for the successful buyer to go on and purchase the property. They are set out below;

- The buyer(s) must not own another property.
- The buyer(s) must live in the property.
- The buyer(s) must earn less than £80k per year as a household.
- The buyer(s) must have a have a local connection (live/work/need to care for someone in the area)
- The buyer(s) must pass on the discount you they receive to any subsequent buyers.



Disclaimer

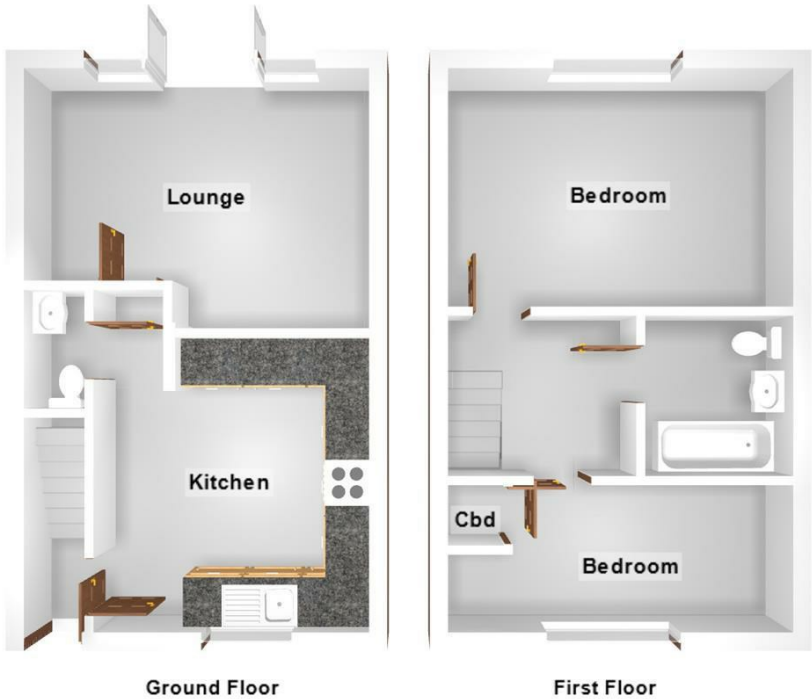
Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

MATERIAL INFO - Freehold

MATERIAL INFO - TENURE - We are advised by the vendor that the property freehold. We are awaiting confirmation from the vendor regarding estate maintenance charges. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds and nor have we had solicitor confirmation.

Kimmit & Roberts - Seaham
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 Seaham
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 0191 581 3213

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	84	
(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



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.