

*6 Hexham Avenue*

Seaham SR7 8NA

**kimmitt&roberts**



**£79,950**

**kimmitt&roberts**  
ESTATE AGENTS



6 Hexham Avenue

, Seaham, SR7 8NA

*An unspoilt example of its type, this mid terraced cottage is situated in an ever popular area and has the benefit of a south facing front garden. It already boasts a combi gas boiler and UPVC double glazed windows, but it is priced to allow further updating. It has no onward chain and early inspections is encouraged.*



### Entrance Porch

### Living Room

12'9" x 14'5" (3.9 x 4.4)

Radiator and fitted gas fire



### Kitchen

10'2" x 6'6" (3.1 x 2.0)

Fitted cupboards, radiator and vaillant combi boiler



### Rear Lobby

Cupboard

### Bedroom One

10'9" x 9'2" (+ wardrobe depth)

(3.3 x 2.8 (+ wardrobe depth))

Built in wardrobe and radiator



### Bedroom Two

7'6" x 13'1" (2.3 x 4.0)

Radiator







### **Bathroom**

Bath, hand wash basin, WC , fully tiled walls and radiator

### **Exterior**

Lawned garden to the front of the property with mature beds and to the rear the property boast a yard with stores

## Floor Plan



## Viewing

Please contact our Kimmitt & Roberts Estate Agents - Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

