

# 30 Melrose Avenue

Seaham SR7 9SA

**kimmitt & roberts**

- Three Bedroom Mid Terraced Home
- Decorated and Presented to Modern Standards
- Superb Views, Garage and Gardens
- No Onward Chain. Priced to Sell.
- EPC Rating: C
- Tenure: Freehold
- Reduced from £129,950 to £125,000



**£125,000**

# 30 Melrose Avenue

Reduced from £129,950 to £125,000. A credit to our clients, this is an improved, mid link home, the quality of which is typified by the impressive neutral decor. It has an impressive and extensive list of quality features including a garage, gas central heating, UPVC double



**Entrance Porch**  
with entrance door and door to

**Lounge**  
14'9" x 13'1" (max)  
with double glazed window, radiator  
and staircase leading to first floor



**Kitchen/Dining Room**  
14'5" x 9'10"  
with wall and base units with  
contrasting worktops and  
preparation surfaces, electric  
hob, electric oven, sink unit,  
two double glazed windows and  
double glazed door leading to





*glazing and stylish bathroom. It occupies a quiet position, with superb views to the front, upon this highly respected development. Externally it has gardens to front and rear and a garage. This is an impressive property which can only be appreciated by internal inspection.*

**Rear Porch**

with door to rear of property

**First Floor**

**Landing**

**Bedroom 1**

14'5" x 8'2"

with double glazed window and radiator

**Bedroom 2**

9'10" x 5'2" (max)

with double glazed window and radiator

**Bedroom 3**

7'2" x 8'2"

with double glazed window and radiator

**Bathroom**

having panel bath with over

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

**Council Tax**

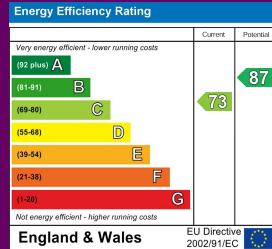
Council Tax Band - The

Council Tax Band is B

**Water Meter Status**

We are advised by the vendor that the property does have a water meter.

**Kimmitt & Roberts Estate Agents -  
Seaham**  
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