

36 Gregson Terrace

Seaham SR7 0HS

kimmitt & roberts



£79,950

This is a pleasant two bedroom mid terraced property nestled in this ever popular street. It is centrally located for access to all of the regions major centres and is therefore an ideal commuter base. Thoughtfully designed, it combines spacious and well proportioned accommodation with a host of features. The ground floor consists of; the main lounge, dining room, kitchen and bathroom. There is a landing from which there are two bedrooms. Externally there is a rear yard. It has gas central heating and double-glazing. The property is in need of some cosmetic improvements and is priced accordingly.



Entrance Vestibule

with entrance door and door to

Hall

with laminate flooring and understair storage cupboard

Lounge

13'1" x 11'5" (max) (4.0m x 3.5m (max))

with double glazed bay window and radiator



Dining Room

15'1" x 14'1" (max) (4.6m x 4.3m (max))

with double glazed window, radiator, laminate flooring and staircase leading to first floor



**Kitchen**

10'5" x 7'2" (3.2m x 2.2m)
with wall and base units with contrasting worktops, electric hob, gas oven, stainless steel sink unit, tiled splash back and double glazed window

Rear Porch

with built in storage cupboard and door leading to rear of property

Bathroom

with panel bath, w.c., wash hand basin, tiled walls, heated towel rail and double glazed window

First Floor**Landing**

with built in storage cupboard

Bedroom 1

13'5" x 11'9" (4.1m x 3.6m)
with double glazed window and radiator

Bedroom 2

13'9" x 11'1" (4.2m x 3.4m)
with double glazed window and radiator

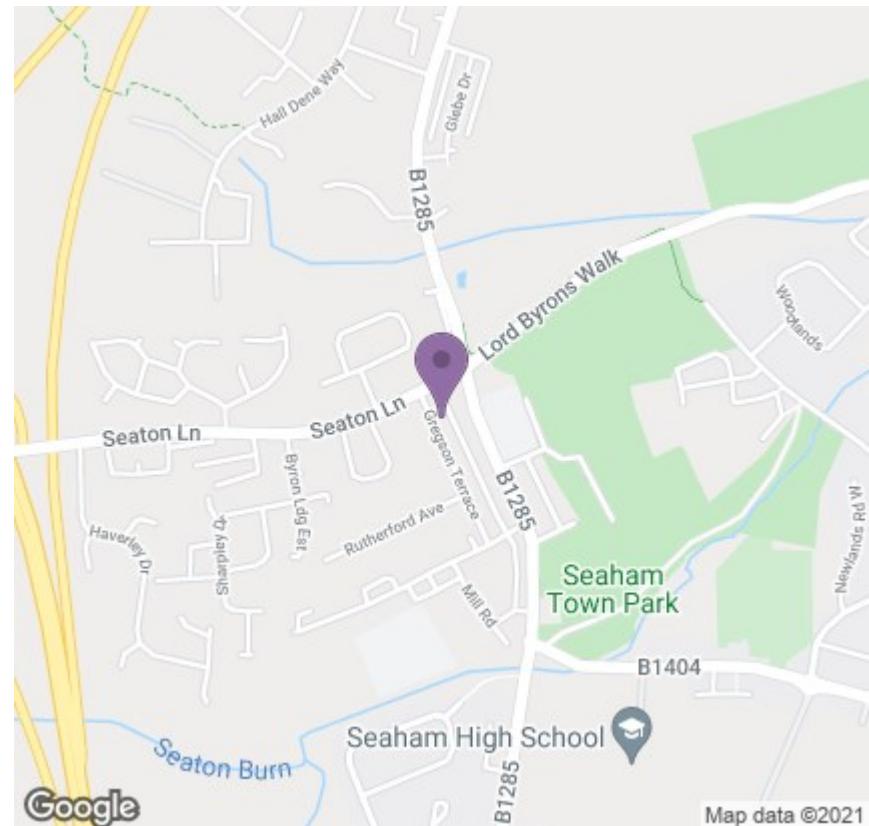
Disclaimer 1

It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.

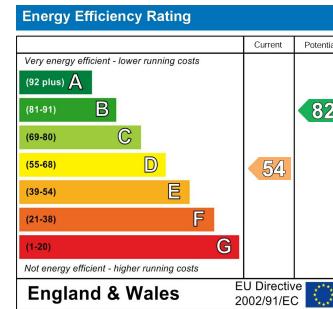
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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.

Kimmitt & Roberts - Seaham

16 North Terrace, Seaham, County Durham, SR7 7EU
0191 581 3213