

# 39 Mariners Way

Seaham SR7 7EB

**kimmitt & roberts**

- Three Storey, Four Bed Townhouse
- Superb Reconfigured Open Plan Ground Floor
- Superb Views to the Front of the Property
- Ideal for Family Occupation. Viewing Essential
- EPC Rating: B
- WAS £220,000, NOW £210,000

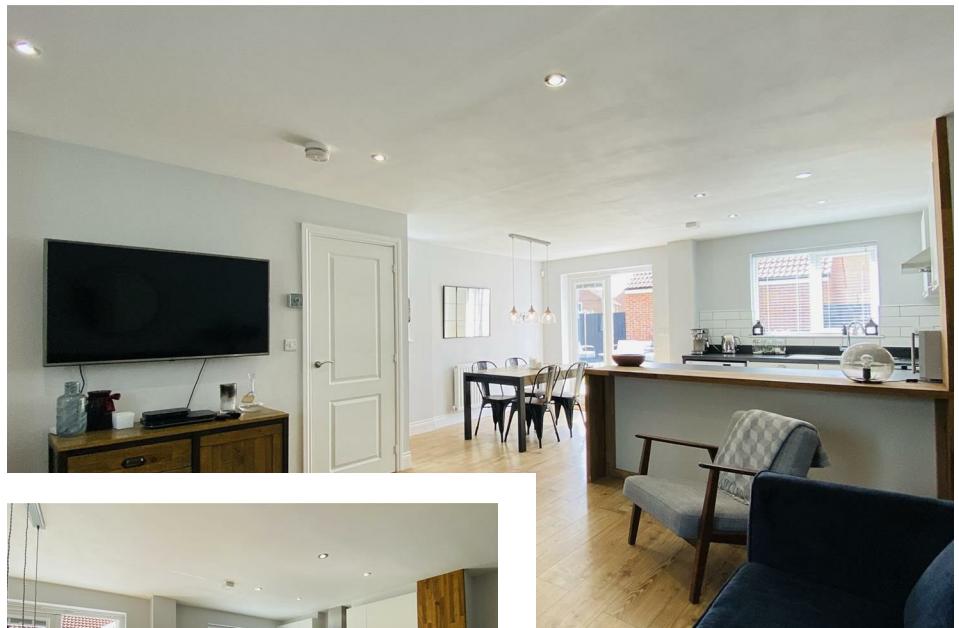


*Offers Over £210,000*

# 39 Mariners Way

WAS £220,000, NOW £210,000

*Rarely available and sure to be popular, this fabulous end link home provides spacious family accommodation over three floors. It has an impressive collection of quality designed features, not least of which is the master bedroom suite with adjacent shower room on the second floor. There are two further well proportioned bedrooms and an additional bathroom on the first floor. The ground floor living accommodation is particularly impressive with a reconfigured open-plan*



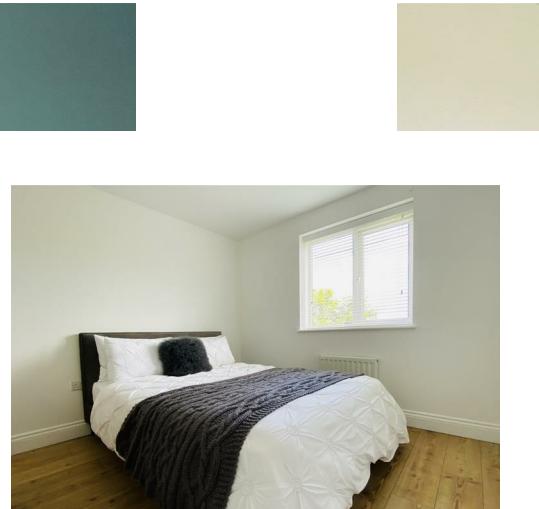
## Entrance Vestibule

with entrance door, radiator and staircase leading to first floor



## Lounge/Kitchen/Diner

23'11" x 15'5" (max)  
with wall and base units with contrasting worktops, electric hob, electric oven, extractor fan, tiled splash back, stainless steel sink unit, three double glazed windows, double glazed french doors leading to rear of property and built in storage cupboard



sizeable refitted kitchen living and dining room; infitting with todays modern living. It has gas central heating and UPVC double-glazing and is decorated and presented to high standards. It occupies a pleasant position tucked into the corner of this acclaimed residential development, with impressive views beyond and easy access to the sea front. Externally there is a garage, and a rear garden. It is well situated for access to local shops and public house, bus services, etc as well as the Sea front and Byron Place. Internal inspection is unreservedly recommended.

## First Floor

**Landing**  
with built in storage chpboard

**Bedroom 2**  
10'2" x 8'2"  
with double glazed window  
and radiator

**Bedroom 3**  
8'6" x 6'10"  
with double glazed window  
and radiator

## Bedroom 4

7'2" x 6'6"  
with double glazed window  
and radiator

## Bathroom

having panel bath, w.c., wash hand basin, radiator and double glazed window

## Second Floor

## Master Bedroom

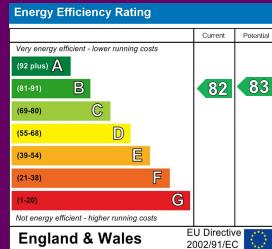
15'8" x 14'1" (+ robes)  
with built in wardrobes, two double glazed windows

## Ensuite Bathroom

having stand alone shower, w.c., wash hand basin, heated towel rail and double glazed window



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