

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

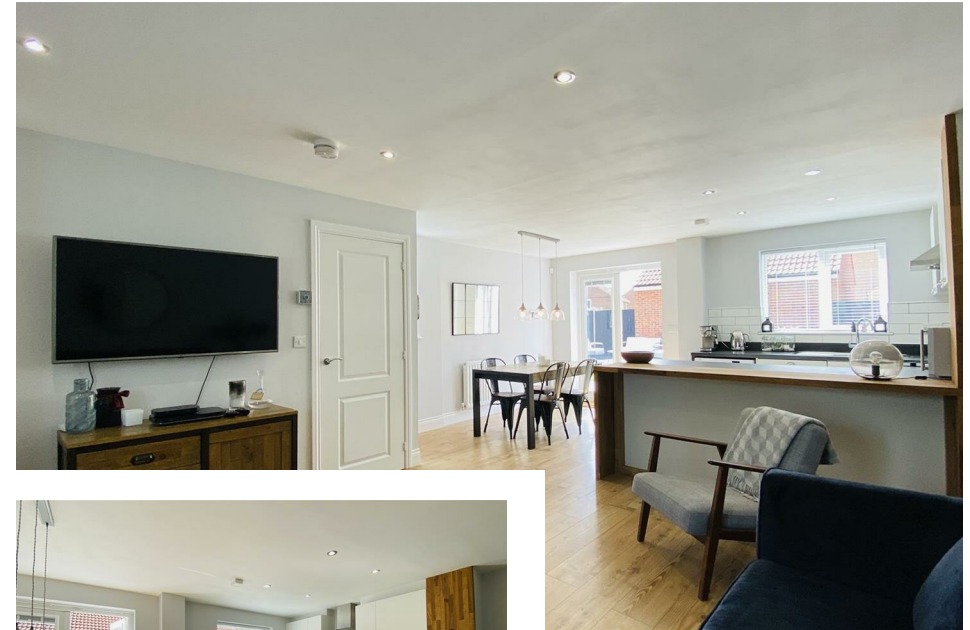


Offers Over £210,000

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

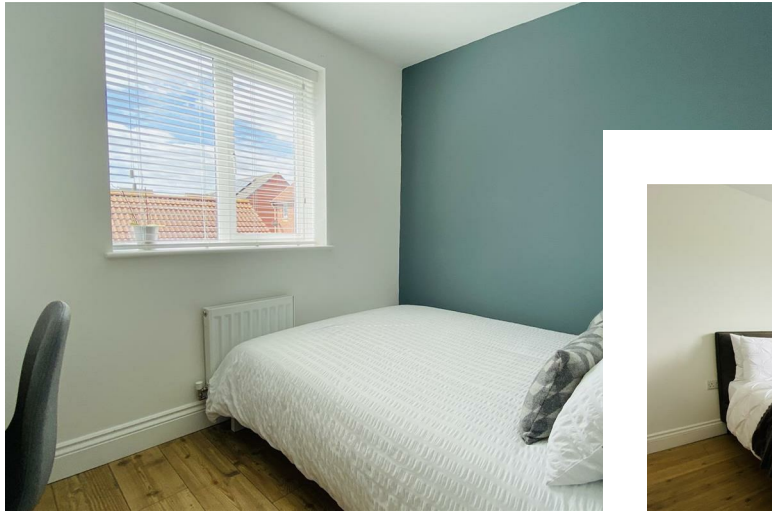


Lounge/Kitchen/Diner

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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	



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