

# 11 Seaton Crescent

Seaham SR7 0JW

kimmitt & roberts

- Three Bedroom Semi Detached Home
- Extended & Well Presented Throughout
- Combi Central Heating and Double Glazing
- No Onward Chain. Priced to Sell.
- EPC: D
- Tenure: Freehold



£155,000



# 11 Seaton Crescent

*We have pleasure in offering for sale, this well presented, extended, three bedroomed semi detached property with gas fired central heating and double glazing.*

*Occupying a pleasant position within this popular residential location, the property has accommodation which briefly comprises: entrance vestibule, lounge, kitchen/dining room and a refitted ground floor bathroom with separate shower enclosure. To the first floor there are three*



## Entrance Vestibule

with entrance door and staircase leading to first floor

## Lounge

15'1" x 14'9" (max)

with double glazed window and radiator

## Dining Room

11'5" x 9'6" (+ recess)

with double glazed window, radiator and double glazed door to



## Kitchen

8'6" x 6'10"

with wall and base units with contrasting worktops, free standing oven and hob, fridge freezer, washing machine, stainless steel sink unit, tiled splash back and double glazed window

## Bathroom

having pane bath, stand alone shower, w.c., wash hand basin, tiled walls, radiator and double glazed window





sizeable bedrooms and a refitted en suite bathroom to the Master. Externally there are gardens to the front and South facing garden to the rear of the property, the whole property enclosed with a brick built wall. There is a driveway to the front providing off street parking facilities.

Seaton is well positioned for access to everyday shops, schools etc, which are available within Seaham, with a more comprehensive range of shopping and recreational facilities and amenities available within Seaham Town Centre which is approximately 2 miles distant. Seaham is also well placed for commuting purposes being adjacent to the A19 Highway which boasts good road links to the north and south.

### First Floor

#### Landing

with double glazed window and access to boarded loft

#### Bedroom 1

9'10" x 9'2" ( + robes)  
with built in wardrobes, double glazed window and radiator

#### Ensuite Bathroom

having stand alone shower, w.c., wash hand basin, tiled walls and radiator

#### Bedroom 2

12'9" x 9'2" (max)  
with built in wardrobes, double glazed window, radiator and laminate flooring

#### Bedroom 3

9'6" x 8'10"  
with built in wardrobes, double glazed window and radiator

#### Exterior

With enclosed South facing garden to rear of property

#### Council Tax

Council Tax Band - The Council Tax Band is A



### Water Meter Status

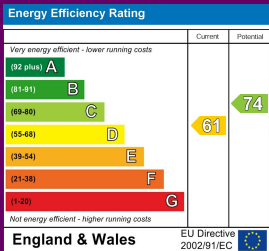
We are advised by the vendor that the property does not have a water meter.

### Disclaimer 1

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.



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