

17 Melrose Crescent

Seaham SR7 0LD

kimmitt & roberts



£79,950

17 Melrose Crescent

, Seaham, SR7 0LD

We have pleasure in offering for sale, this two bedroom mid link property with the benefits of gas fired central heating and double glazing

Occupying a pleasant position within this residential location, the property has accommodation which briefly comprises: lounge/diner and fitted kitchen. To the first floor there are two bedrooms and a family bathroom. Externally there are gardens to the front and rear

Melrose Crescent Drive is conveniently situated close to all local schools and amenities. Seaham town centre and sea front is a short drive away which boasts a range of shopping facilities, bars, restaurants etc.

Disclaimer

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.

Lounge

18'4" x 9'2" + 8'10" x 8'10" (5.6m x 2.8m + 2.7m x 2.7m)
with double glazed entrance door, double glazed window and double glazed french doors leading to rear of property

Kitchen/Diner

8'10" x 6'10" (2.7m x 2.1m)
with wall and base units with contrasting worktops and preparation surfaces, gas hob, electric oven, sink unit, double glazed window and door leading to rear of property



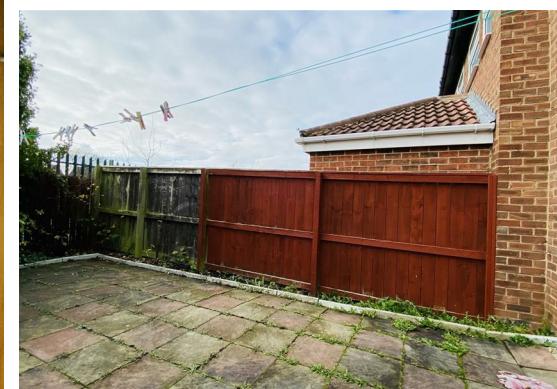


First Floor

Landing

Bathroom

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



Front Bedroom

12'1" x 8'10" (3.7m x 2.7m)
with built in wardrobes, two double glazed windows, radiator and built in storage cupboard

Rear Bedroom

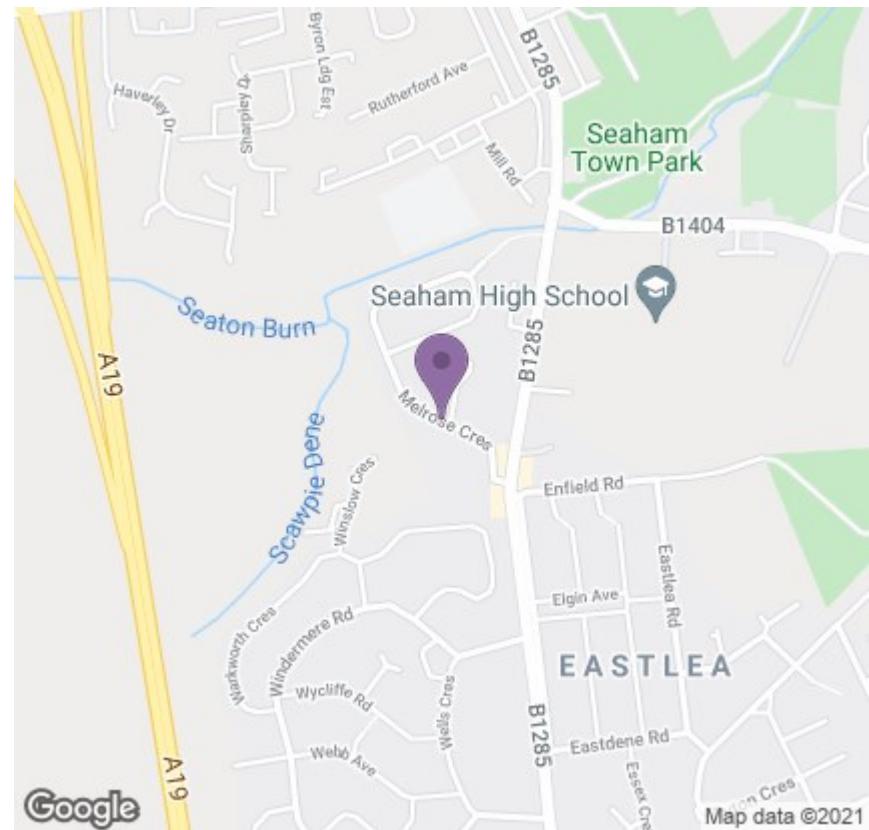
10'2" x 9'10" (3.1m x 3.0m)
with double glazed window and radiator



Floor Plan



Area Map

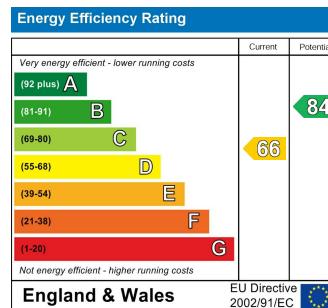


Viewing

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.

Energy Efficiency Graph



Kimmitt & Roberts - Seaham

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