

# 2 Castlereagh Road

Seaham SR7 7AT

**kimmitt&roberts**

- PROPERTY NOW COMPLETED! Luxury Coastal Conversion Project
- Stunning Three Bedroom End of Terrace Home
- Extremely High Standard Finishing
- Viewing Essential to Appreciate the quality of the development
- EPC Rating: C



**£320,000**

# 2Castlereagh Road

*NOW COMPLETED! We have pleasure in bringing to the market this one of five townhouses on this stunning development a stonethrow away from the seafront, marina and all local amenities. The Castlereagh Road Development is a luxury coastal conversion project that offers spacious and open plan living in the highly sought after Coastal Town of Seaham Harbour.*

*Acquired and renovated by Clearwater Developments, the property has accommodation briefly comprising; entrance hallway, formal lounge, ground floor WC and stunning Kitchen/Living Dining Room with*



## Entrance Porch

UPVC black double fully glazed entrance porch and door into hallway

## Entrance Hall

Radiator, W.C, Stairs to 1st floor, doors to living room and kitchen/ diner

## Living Room

13'5" x 14'5"

Radiator and large floor length UPVC double glazed black windows



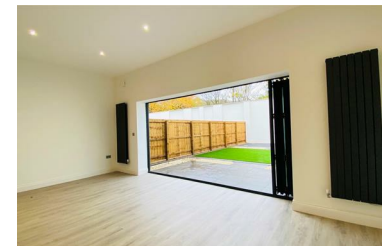
## Kitchen / Dining / Lounge Room

22'3" x 20'8"

Wall and base units with contrasting work tops, large breakfast island, black composite sink and drainer with black mixer tap, integrated double electric oven and hob, integrated fridge freezer, integrated automatic washing machine, integrated dish washer, laminate flooring, large vertical grey radiator x3, x4 black sliding UPVC double glazed doors and x3 black UPVC large double glazed windows.







*bi-folding doors overlooking the fully landscaped rear garden. To the first floor there are three bedrooms (the master with ensuite and walk-in wardrobe), a study and family bathroom. Externally there is a driveway to the front and there is a private landscaped garden to the rear.*

*Clearwater Developments are renowned for creating interesting and creative space with high standard finishes in a number of quality profile schemes throughout Seaham and Sunderland with Castlereagh Road being no exception.*

*Viewing is essential to appreciate the quality of the interior and the contemporary design.*

#### **Landing**

Radiator, loft hatch, doors to all bedroom and cupboard

#### **Bedroom One**

20'8" x 15'1"

Radiator, x3 UPVC double glazed windows and doors to ensuite and walk in wardrobe

#### **Ensuite**

6'10" x 5'6"

Pedal sink with black matt mixer tap, large black waterfall shower, W.C, black matt ladder radiator, tiled wall and flooring

#### **Bathroom**

8'6" x 7'6"

Fully tiled bathroom suite comprising of panelled bath, W.C, floating sink unit with mixer tap, chrome ladder radiator, tiled walls and flooring

#### **Bedroom Two**

9'10" x 16'0"

Radiator, walk in wardrobe and UPVC double glazed window

#### **Bedroom Three**

12'1" x 12'5"

Radiator and UPVC double glazed window

#### **Bedroom Four**

6'6" x 10'9"

Radiator

#### **Exterior**

West facing garden comprising of patio and astroTurfed areas, large perimeter wall and fence

**Kimmitt & Roberts - Seaham**  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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