

# 53 St Helens Drive

Durham SR7 7PU

## kimmitt&roberts

- Impressive Refurbished 3 Bed Detached
- Refitted Kitchen & Bathroom
- Gardens, Driveway and Conservatory
- Ideal Position - Close to Sea front promenade
- EPC Rating: C

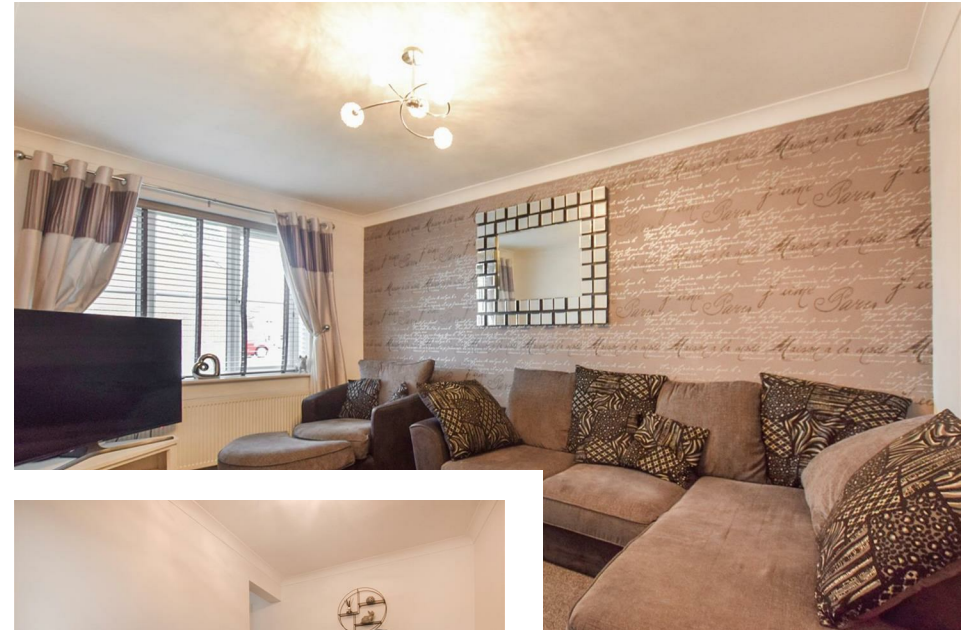


**£195,000**



# 53 St Helens Drive

*This stylish three bedroom detached residence provides contemporary accommodation at a very tempting price for a detached house. Situated upon a highly respected development on the outskirts of Seaham - ideal for country walks and the beach - it stands upon a generous site, with a*



## Entrance Hall

with composite entrance door, radiator and staircase leading to first floor

## Cloak/W.C.

with w.c., wash hand basin, radiator and double glazed window

## Lounge

13'1" x 12'1" (max)  
with double glazed window and radiator



## Dining Room

10'2" x 7'6"  
with radiator, double glazed patio doors leading to conservatory

## Kitchen

9'6" x 7'6"  
comprising wall and base units with contrasting worktops and preparation surfaces, stainless steel sink unit, electric hob, electric oven, extractor fan, wall mounted combi boiler, double glazed window, radiator and double glazed door leading to rear of property





*particularly impressive enclosed and sunny rear garden. The excellent family accommodation boasts an impressive refitted kitchen, refitted bathroom, conservatory, UPVC double glazing and gas central heating. Internal inspection is unreservedly recommended.*

#### **Conservatory**

11'9" x 9'10"  
being fully double glazed with radiator and double glazed french doors leading to rear of property

#### **First Floor**

##### **Landing**

##### **Bedroom 1**

11'9" x 7'10" (+ recess)  
with double glazed window and radiator

##### **Bedroom 2**

9'10" x 8'10"  
with double glazed window and radiator

#### **Bedroom 3**

8'6" x 5'10"  
with double glazed window and radiator

#### **Bathroom**

having panel bath with over shower, w.c., wash hand basin, double glazed window, tiled walls, tiled floor and heated towel rail

#### **stand alone Garage at the end of drive**

#### **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.

#### **Disclaimer 2**

Please Note: It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.



Kimmitt & Roberts Estate Agents -  
 Seaham  
 16 North Terrace  
 Seaham  
 County Durham  
 SR7 7EU  
 0191 581 3213

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
	77	86



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.