

# 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

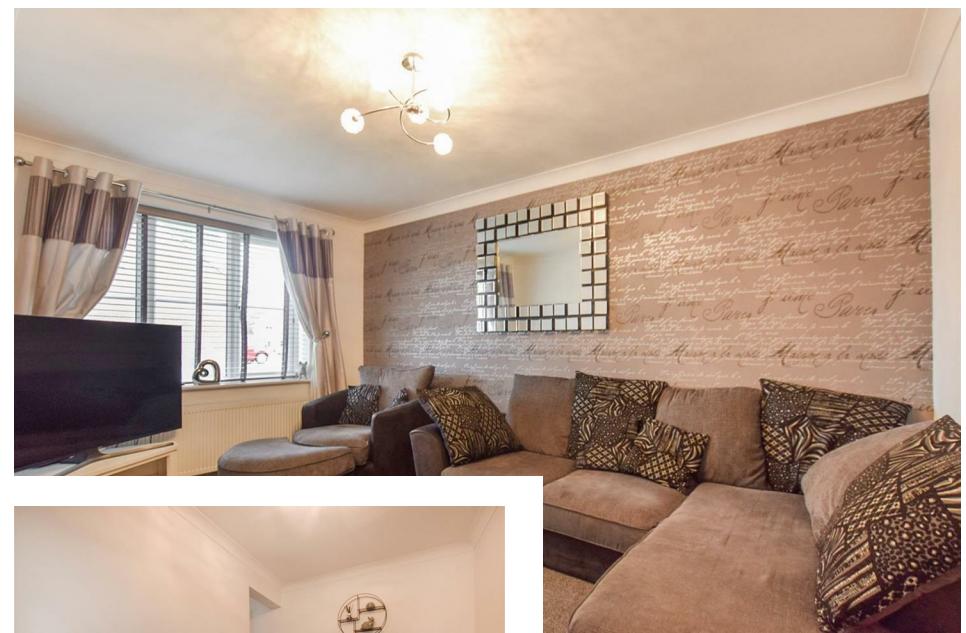


## Dining Room

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**

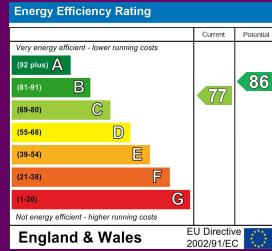
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#### **Disclaimer 2**

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