

9 Cutting Street

Seaham SR7 0JU

kimmitt & roberts

- Three Bedroom Semi Detached Home
- Extensive, Well Tended Rear Gardens
- Driveway, Garage, Double Glazing, Gas CH
- No Onward Chain. Priced to Sell
- EPC Rating: C



£145,000

9 Cutting Street

An excellent family home, this improved semi situated within one of Seaham's consistently popular streets. It has been improved over recent years to include gas central heating, double-glazing etc, but its most noteworthy feature is undoubtedly the fabulous plot on which it is situated



Hall

with entrance door, radiator, two built in storage cupboards and staircase leading to first floor

Lounge

14'9" x 12'5"

with double glazed window and radiator

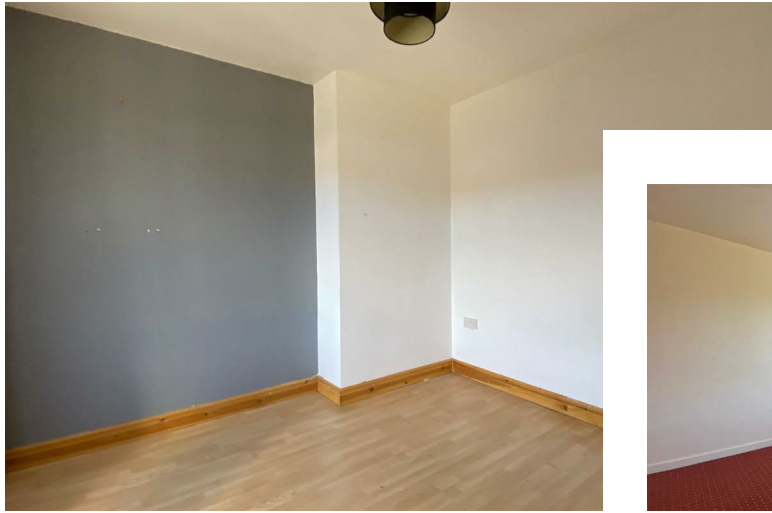


Kitchen

12'5" x 9'10"

with wall and base units with contrasting worktops and preparation surfaces, stainless steel sink unit, tiled splash back, double glazed window and radiator





with extensive lawns and gardens to the rear as well as a detached single garage. The property is in need of some updating and is priced accordingly.



Ground Floor Bathroom
with stand alone shower, w.c., wash hand basin, double glazed window and radiator

First Floor

Landing
with built in storage cupboard and loft access hatch

Bedroom 1
12'9" x 12'1"
with double glazed window and radiator

Bedroom 2
12'9" x 12'1" (max)
with double glazed window and radiator

Bedroom 3
11'5" x 8'2"

with double glazed window and radiator



Kimmit & Roberts - 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) A			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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