

22 James Street

Seaham SR7 7QW

kimmitt & roberts



£65,000

22 James Street

, Seaham, SR7 7QW

We have pleasure in bringing to the market this three bedroom mid terraced home with gas fired central heating and double glazing.

Coming to the market with no onward chain, the property has accommodation comprising; Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory and ground floor Shower Room. To the first floor there are three bedrooms. Externally there is a forecourt garden to the front and a yard to the rear.

Ideal for all local amenities and transport routes we anticipate much interest. No onward chain.

Entrance Vestibule

with entrance door and door to

Hall

with radiator and staircase leading to first floor

Lounge

12'5" x 11'1" (max) (3.8m x 3.4m (max)) with double glazed bay window and radiator

Dining Room

13'5" x 12'5" (max) (4.1m x 3.8m (max)) with double glazed window and radiator

Kitchen

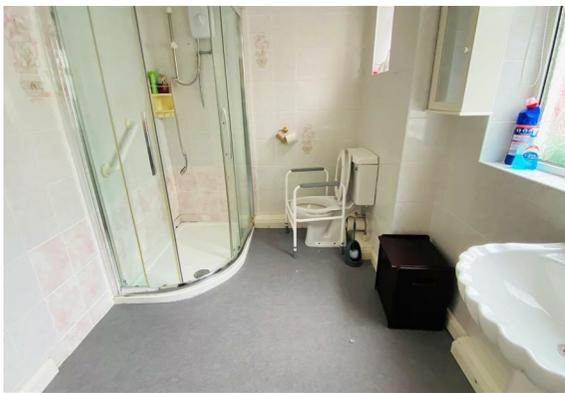
12'5" x 6'10" (3.8m x 2.1m) with wall and base units, stainless steel sink unit, double glazed window and double glazed door leading to

Conservatory

fully double glazed with double glazed door leading to rear

Shower Room

having stand alone shower, w.c., wash hand basin and double glazed window





First Floor

Landing

with double glazed window and built in storage cupboard

Bedroom 1

10'9" x 7'10" (+ robes) (3.3m x 2.4m (+ robes))
with built in wardrobes, double glazed window and radiator

Bedroom 2

11'5" x 9'6" (3.5m x 2.9m)
with double glazed window and radiator

Bedroom 3

11'5" x 9'6" (3.5m x 2.9m)
with double glazed window and radiator

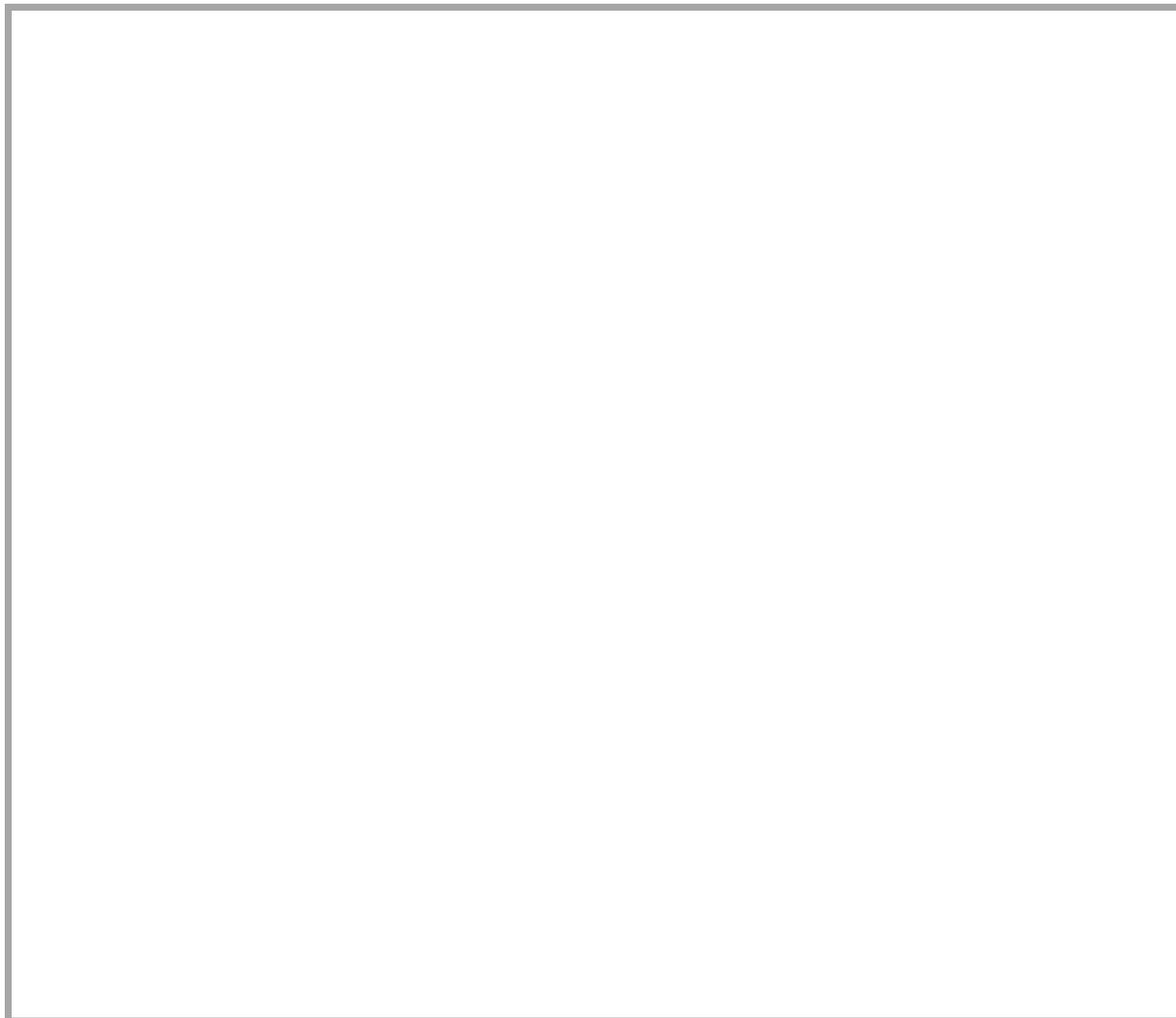
Disclaimer

Kimmit & 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.

Floor Plan

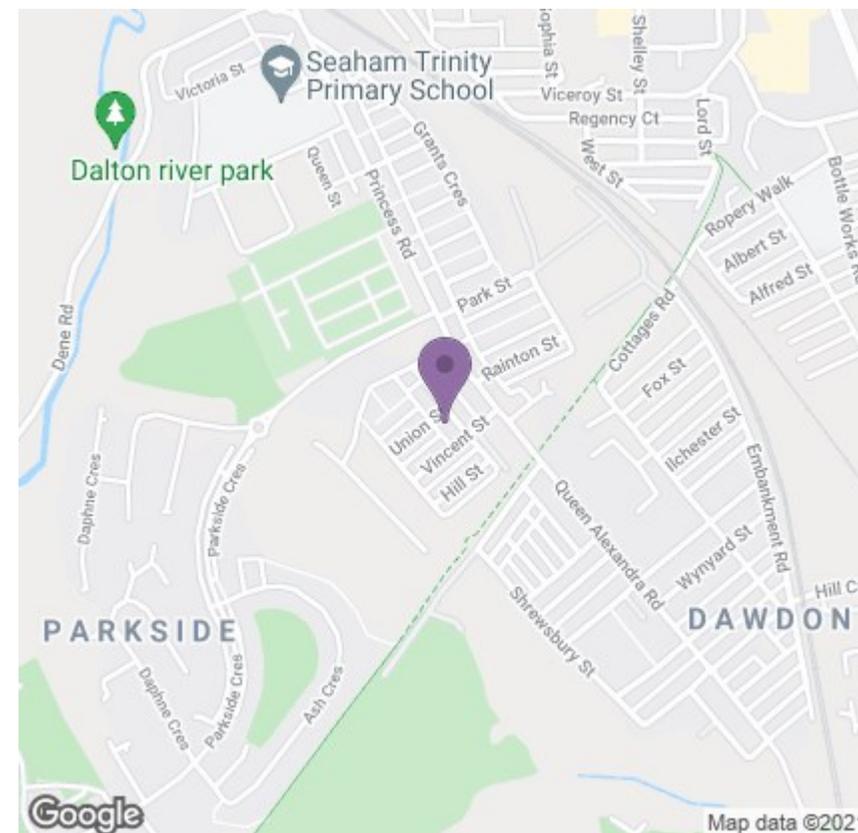


Viewing

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.

Area Map



Energy Efficiency Graph

