

# 5 Watkin Crescent

Seaham SR7 9QA

kimmitt & roberts



£85,000

*This larger type semi detached house is sure to be popular, as it combines generous family accommodation with an equally generous plot site and a driveway. Situated in an established residential area, it has gas central heating, UPVC double-glazing, refitted kitchen with integrated appliances, refitted bathroom suite, new carpets etc. Early inspection is recommended. No Upward Chain.*

### **Entrance Hall**

with composite entrance door, laminate flooring and staircase leading to first floor

### **Lounge**

18'0" x 10'9" (5.5m x 3.3m)  
with double glazed window, two radiators and laminate flooring

### **Kitchen**

11'9" x 11'9" (3.6m x 3.6m)  
with wall and base units with contrasting worktops, electric hob, electric oven, extractor fan, fridge freezer, sink unit, double glazed window, radiator and laminate flooring

### **Cloak/W.C.**

with w.c. and double glazed window

### **First Floor**





**Landing**  
with double glazed window and  
loft access hatch

**Bedroom 1**  
12'1" x 8'10" (3.7m x 2.7m)  
with double glazed window and  
radiator

**Bedroom 2**  
10'2" x 10'2" (3.1m x 3.1m)  
with double glazed window and  
radiator

**Bedroom 3**  
8'10" x 5'10" (2.7m x 1.8m)  
with double glazed window and  
radiator

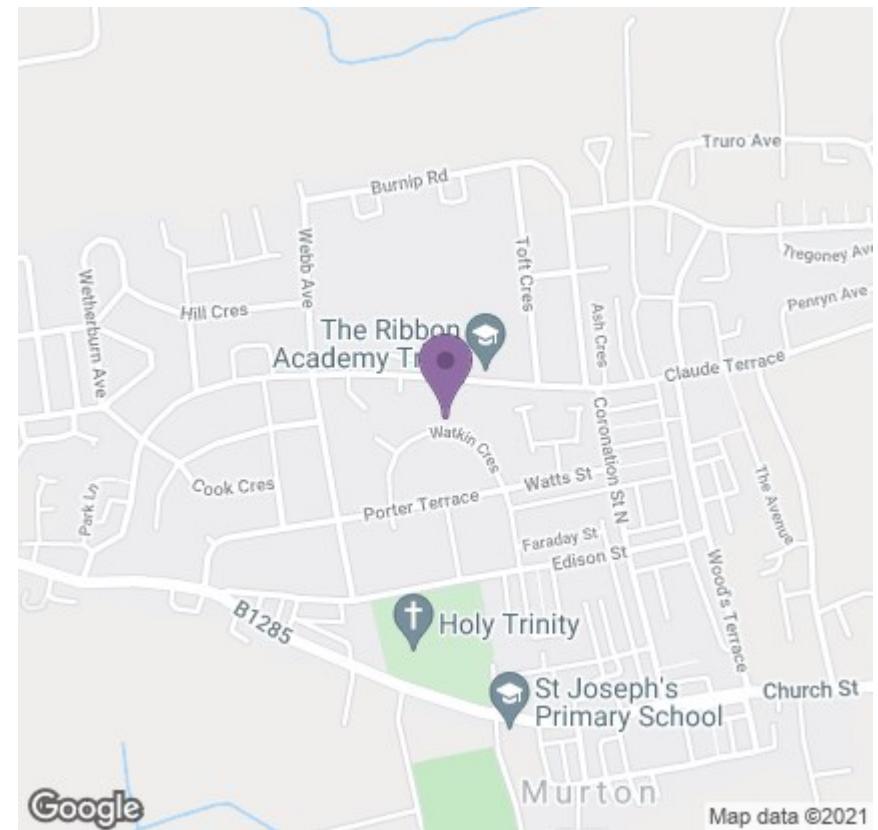
**Bathroom**  
having P shaped panel bath with  
shower over, w.c., wash hand  
basin, tiled walls, heated towel rail  
and double glazed window



## Floor Plan



## Area Map

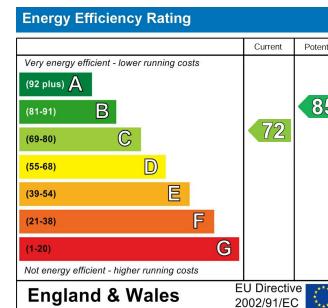


## Viewing

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.

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## Energy Efficiency Graph



**Kimmitt & Roberts - Seaham**

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