

20 Leechmere Crescent

Seaham SR7 0JJ

kimmitt & roberts

- Two Bedroom Semi Detached Home
- Gas Central Heating & Double Glazing
- Ideal for refurbishment and development
- No Onward Chain. Priced to Sell.
- The EPC Rating is D



£119,950

20 Leechmere Crescent

We have pleasure in bringing to the market this two bedroom semi detached home with gas fired central heating and double glazing.

Sitting on an impressive corner plot the property has accommodation which comprises; Entrance hallway with staircase to the first floor, extended lounge / diner and kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are wrap around gardens



Entrance Vestibule

with entrance door and staircase leading to first floor

Lounge

26'6" x 14'5" (max)
with two double glazed windows and two radiators

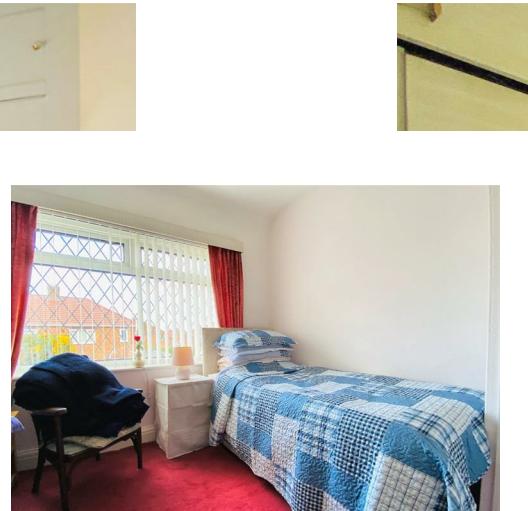


Kitchen

12'9" x 8'6"
with wall and base units, free standing oven and hob, stainless steel sink unit, double glazed window and double glazed door leading to rear of property



First Floor



to the front, side and rear and a drive leading to a double garage. With correct permissions from the local authorities the property could be extended and improved significantly.

Leechmere is a popular street situated just off Seaton Lane. The property is a short drive away from Seaham seafront, marina and beach. The A19 is also close by allowing access to all regional centres.

Landing
with loft access hatch

Bedroom 1
11'5" x 11'1" (max + robes)
with built in wardrobes,
double glazed window and
radiator

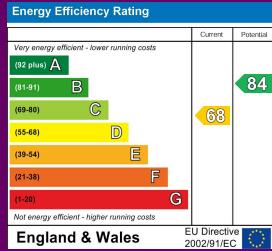
Bedroom 2
9'6" x 9'6"
with double glazed window
and radiator

Bathroom
having panel bath, w.c., wash
hand basin, tiled walls, tiled
floor and radiator

Disclaimer 1

TENURE – We are advised by the vendor that the property is Leasehold with commencement date of 1935 for 999 years. The annual ground rent is £2.62 p.a. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds and nor have we had solicitor confirmation.

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



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