

18 Douglas Way

Seaham SR7 9HX

kimmitt & roberts

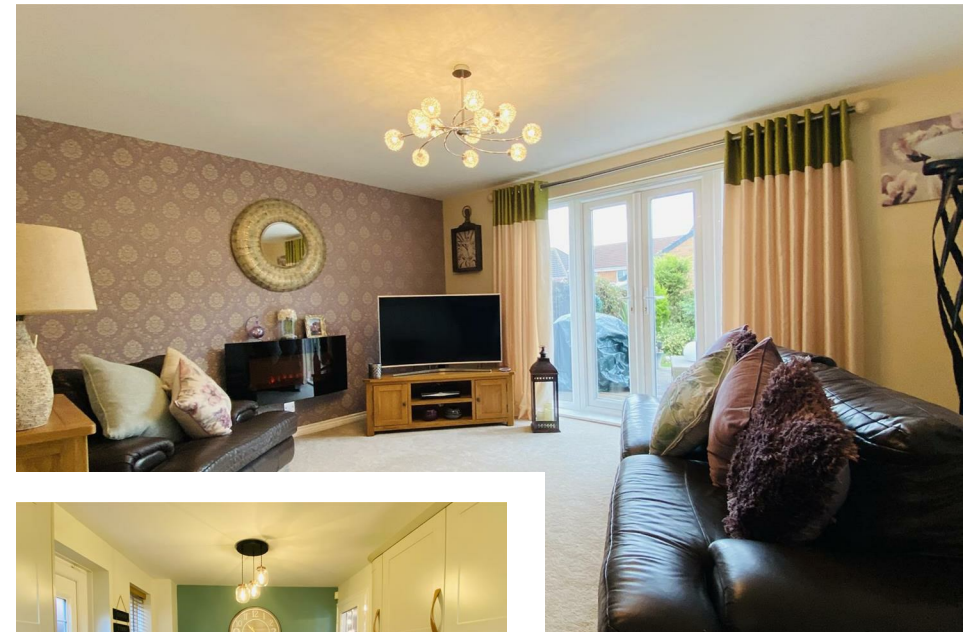
- Superb 4 Bed Detached Home
- Improved and Refurbished Accommodation
- Improved and RefurWell Situated in this Modern Estatebished Accommodation
- Landscaped Gardens and Driveway
- WAS £265,000. NOW £260,000



£260,000

18 Douglas Way

Impressive Throughout!! One of the most popular house styles upon this highly respected development, this excellent four bedroom detached home provides spacious and thoughtfully designed accommodation which has been enhanced and refurbished by the present occupiers. It boasts all the usual modern refinements including an impressive refitted and remodelled kitchen/diner, refitted bathroom and an en-suite to the master bedroom, gas central heating, UPVC double-glazing and it is beautifully presented throughout. Externally, it has a secluded and landscaped rear garden, an open garden to the



GROUND FLOOR

Entrance Hall

with entrance door, radiator, tiled floor and staircase leading to first floor

Cloak/W.C.

with w.c., wash hand basin, tiled walls, tiled floor and radiator

Dining Room

10'2"x8'6" (+ bay)

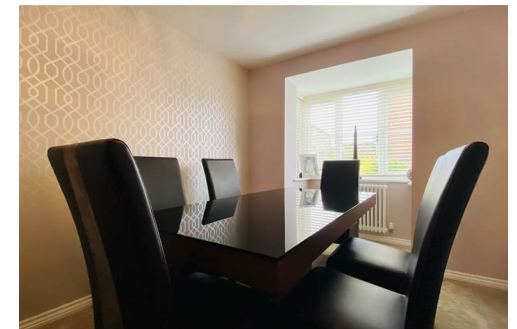
with double glazed bay window and radiator

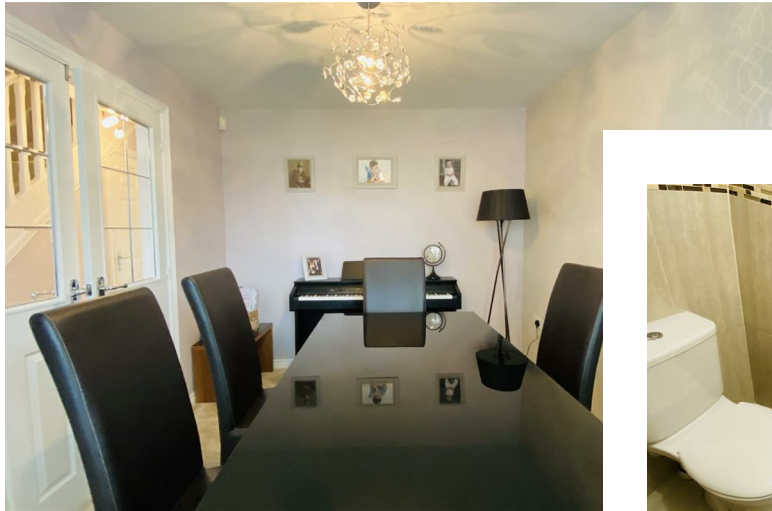


Kitchen

15'9"x8'6"

comprising wall and base units with contrasting worktops and preparation surfaces, gas hob, electric oven, extractor fan, dishwasher, fridge freezer, automatic washing machine, tiled splash back, double glazed window, laminate flooring, radiator and door leading to side of property





front and a drive which provides ample car parking.

The property is situated within a small modern development of houses situated in the sought after area of Murton and is situated close to a range of local shops and amenities which are available within Murton itself as well as nearby Seaham. The estate is located a few seconds walk from the Dalton Park and also lies within easy driving distance of Seaham Town Centre which offers a wide range of shopping and recreational facilities and amenities. Seaham is ideally situated for commuting purposes lying just off the A19 Highway which provides good road links to all regional centres.

Lounge

14'5"x11'10"
with radiator and double glazed french doors leading to rear of property

FIRST FLOOR

Landing

with built in storage cupboard

Bedroom 1

11'10"x11'6" (+ robes)
with two built in wardrobes, radiator and three double glazed windows

Ensuite Bathroom

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

Bedroom 2

10'6"x9'2" (max)
with double glazed window and radiator

Bedroom 3

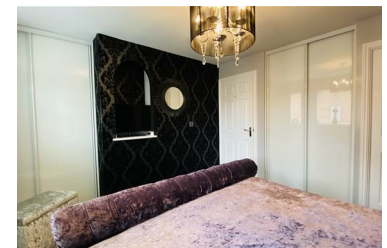
10'2"x8'6" (+ robes)
with built in wardrobes, double glazed window and radiator

Bedroom 4

9'10"x7'3"
with double glazed window and radiator

Bathroom

having panel bath, w.c., wash hand basin, tiled walls, tiled floor, radiator and double glazed window'



Kimmit & Roberts - Seaham

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Seaham
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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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