

*8 Wetherburn Avenue*

Seaham SR7 9EU

**kimmitt & roberts**



**£85,000**



8 Wetherburn Avenue

Murton, Seaham, SR7 9EU

*This end terrace house is sure to be popular, as it combines generous family accommodation with an equally generous site and driveway. Situated in an established residential area, it has gas central heating, UPVC double-glazing etc.*

*The accommodation comprises; Entrance Vestibule, Lounge, Superb refitted Kitchen / Diner with appliances and ground floor WC. To the first floor there are three good sized bedrooms and a family bathroom. Externally there is a garden to the front with driveway and a great sized rear garden laid to lawn.*

*Early viewing is essential for full appreciation.*

### Entrance Vestibule

with entrance door, double glazed window, radiator and staircase leading to first floor

### Lounge

13'9" x 12'1" (max) (4.2m x 3.7m (max))

with double glazed window, radiator and inset gas fire

### Kitchen/Diner

14'5" x 8'6" (4.4m x 2.6m)

with wall and base units with contrasting worktops, free standing oven and hob, stainless steel sink unit, tiled splash back, radiator and double glazed window

### Inner Hall

with door leading to rear of property

### Cloak/W.C.

with w.c., wash hand basin

### First Floor







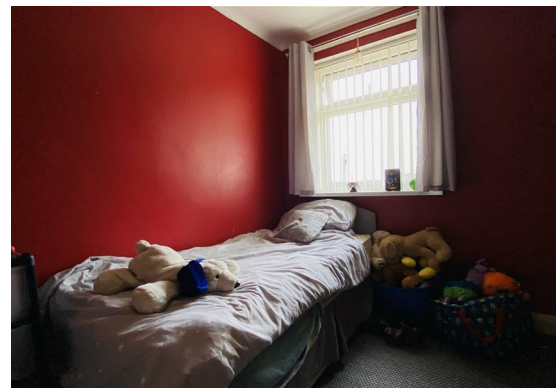
## Landing

### Bedroom 1

11'9" x 8'10" (max) (3.6m x 2.7m (max))

### Bedroom 2

9'2" x 9'2" (2.8m x 2.8m)  
with double glazed window and radiator



### Bedroom 3

8'6" x 7'10" (2.6m x 2.4m)  
with double glazed window and radiator

### Bathroom

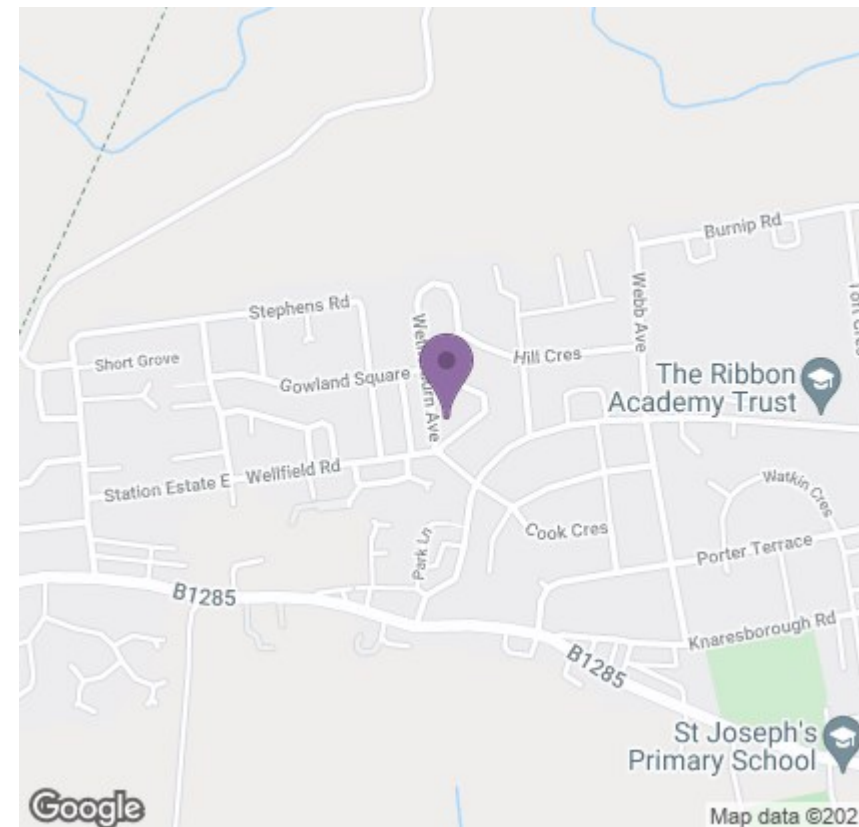
with panel bath, w.c, wash hand basin and PVC paneling



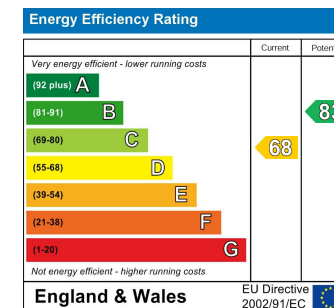
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

**Kimmitt & Roberts - Seaham**

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