



67 Melrose Crescent  
, Seaham, SR7 0JZ

*Offers Over £110,000*



*SUPERB THROUGHTOUT! We have pleasure to offer for sale this extended, refitted and refurbished end of terrace property with combi central heating and double glazing. Occupying a pleasant position in this popular cul-de-sac the property offers accommodation which briefly comprises: entrance vestibule, lounge, superb open plan kitchen / living / dining room with fully refitted floor and wall units. To the first floor there are two bedrooms and a refitted family bathroom. To the second floor is a loft room accessed via a fixed staircase. Externally there are gardens to the front and rear of the property the both being laid to lawn. There is a driveway for off street parking.*

*Melrose Crescent occupies a prominent position within this extremely popular residential development where there are a range of local shops and facilities available. A more comprehensive range of shopping and recreational facilities and amenities are available within Seaham Town Centre which lies approximately 1 mile distant. Seaham is well placed for commuting purposes as it lies in close proximity to the A19 Highway which provides good road links to all regional centres.*



## Entrance Hall

*with entrance door and staircase leading to first floor*

## Living Room 14'1" x 10'2" (4.30m x 3.10m)



*with double glazed window and radiator*



## Kitchen/Dining/Lounge 17'0" x 10'2" + 9'2" x 8'10" (5.20m x 3.10m + 2.80m x 2.70m)



*comprising wall and base units with contrasting worktops and preparation surfaces, electric hob, electric oven, fridge freezer, extractor fan, sink unit, double glazed window, built in storage cupboard and double glazed french doors leading to rear of property*

## Landing

## Bedroom One 11'1" x 10'5" (max) (3.40m x 3.20m (max))



*with double glazed window and radiator*

## Bedroom Two 11'1" x 8'10" (3.40m x 2.70m)



*radiator, cupboard and UPVC double glazed window*

## Bathroom



*refitted white suite comprising panel bath with glazed shower screen and shower over, low level wc, pedestal wash basin, tiled walls, radiator and UPVC double glazed window*

## Loft Room 17'0" x 11'9" (5.20m x 3.60m)



*radiator and two double glazed Velux window*

## Exterior



*Lawned garden to the front with open paved area. To the rear is a low maintenance paved private garden overlooking woodland area.*





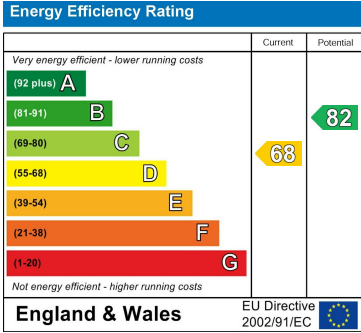
Floor Plan



Area Map



Energy Efficiency Graph



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