

# 10 Douglas Way

Seaham SR7 9HX

kimmitt&roberts

- Deceptively Spacious Townhouse Accommodation
- Three Bedrooms, Bathroom & Master with En Suite
- Added bonus of a converted garage - now a living room
- Superb Family Accommodation. Viewing Essential
- EPC Rating: B

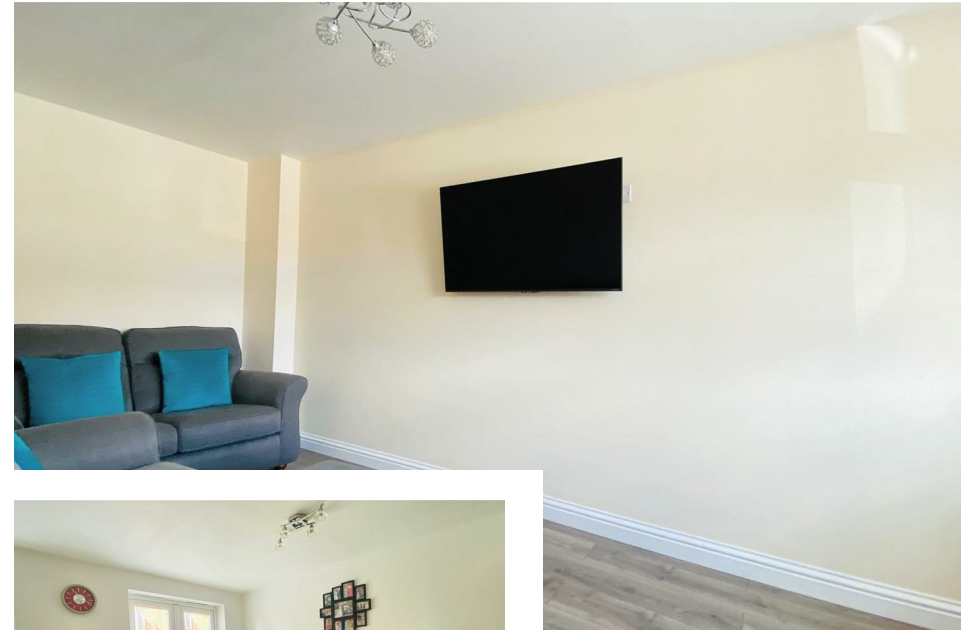


£164,950



# 10 Douglas Way

*Providing modern accommodation at its very best, this three storey town house will impress all who view. With deceptively spacious and flexible accommodation, it is ideal for the growing family. Well fitted and beautifully presented throughout, it has many features, including a converted garage, fitted kitchen (with appliances included), stylish en-suite and bathroom*



## Entrance Hall

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

## Cloak/W.C.

with w.c., wash hand basin, radiator and extractor fan

## Lounge

16'0" x 7'6"

with double glazed window, radiator and laminate flooring



## Kitchen

14'9" x 12'5"

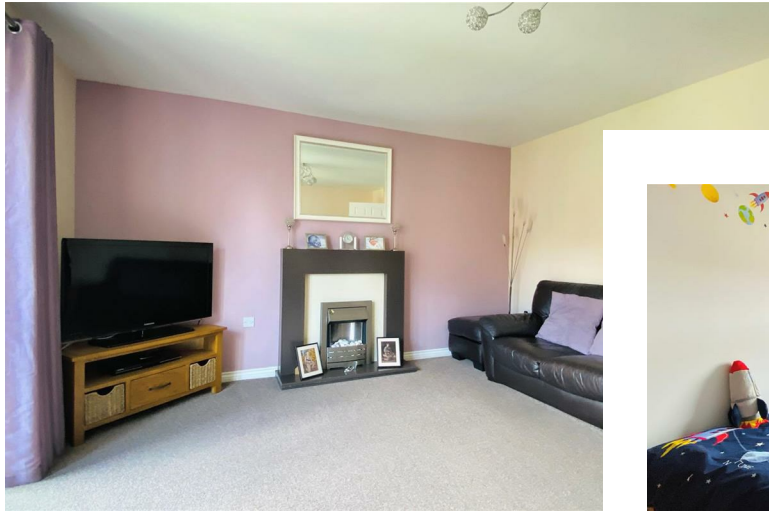
with wall and base units with contrasting worktops, gas hob, electric oven, fridge freezer, automatic washing machine, dish washer, tiled splash backs, tiled flooring, radiator and double glazed french doors leading to rear of property

## First Floor

## Landing

with double glazed window





*fittings, as well as gas central heating and UPVC double-glazing. It enjoys a fine end terrace position on this impressive development. Access is via a tarmac drive and to the rear there is an enclosed garden. An excellent example of its type, this property comes with our highest recommendation.*

#### **Sitting Room**

14'9" x 13'1"

with radiator and double glazed french doors to juliette balcony

#### **Bathroom**

having panel bath, w.c., wash hand basin, double glazed window and radiator

#### **Bedroom 3**

9'10" x 8'2" (max)

with double glazed window and radiator

#### **Second Floor**

#### **Landing**

with built in storage cupboard

#### **Master Bedroom**

14'1" x 8'2" (+ recess + robes)

with built in wardrobes, double glazed window and radiator

#### **Ensuite Bathroom**

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

#### **Bedroom 2**

13'1" x 8'2"

with double glazed window and radiator

#### **Bedroom 4**

10'2" x 6'2"

with double glazed window and radiator

#### **Disclaimer**

Kimmit & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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