

13 Stephens Road

Seaham SR7 9HA

kimmitt&roberts

- Three Bedroom Semi Detached Home
- Substantial Gardens, Driveway and Larger Garage
- Improved & Refitted by our Clients
- Viewing Essential for Full Appreciation
- EPC Rating: C



£140,000

13 Stephens Road

An excellent family home, this improved semi situated within one of Murton's consistently popular streets. It has been significantly improved over recent years to include gas central heating, refitted kitchen, refitted shower room, Conservatory with light-weight roof, double-glazing etc, but



Entrance Hall

with composite entrance door, built in storage cupboard and staircase leading to first floor

Lounge

12'9" x 12'1" (into alcoves + bay) with double glazed bay window, radiator and inset Adams style fire surround



Kitchen/Diner

18'8" x 8'10" (max)

with wall and base units with contrasting worktops, stainless steel sink unit, tiled splash back, double glazed window, radiator and double glazed patio doors to





its most noteworthy feature is undoubtedly the fabulous plot on which it is situated with substantial lawns, patios, summer houses to the rear as well as a much larger than average garage. This is an excellent example of its type and well worth internal inspection.

Conservatory

9'6" x 8'6"

being fully double glazed with double glazed french doors leading to rear of property, underfloor heating and radiator

First Floor

Landing

with double glazed window and loft access hatch

Bedroom 1

11'9" x 7'6" (+ robes)

with built in wardrobes, double glazed window and radiator

Bedroom 2

11'9" x 9'6" (+ robes + recess)

with double glazed window and radiator

Bedroom 3

8'10" x 7'10" (max)


with double glazed window, radiator

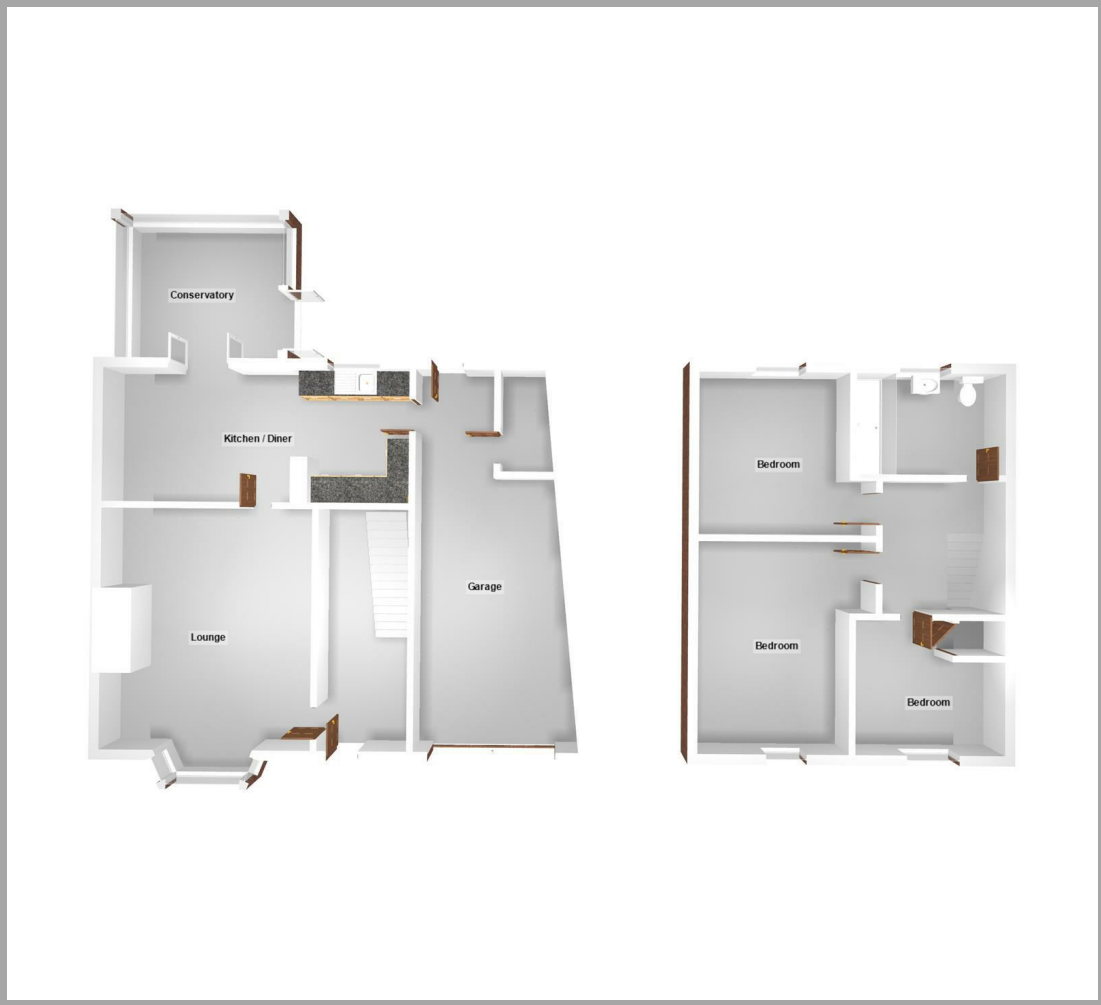
Shower Room

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



Kimmit & Roberts - Seaham
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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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