



**15 Cook Crescent**

Murton  
Seaham  
SR7 9QQ

**£69,950**  
**Freehold**

Three Bedrooms  
Semi Detached House  
Gas Central Heating & Double Glazing  
Close to Local Amenities & Transport  
Links  
Vacant Possession  
Viewing Recommended





Safe and Secure welcome to the market this Three Bedroom Semi Detached House in the popular area of Cook Crescent, Murton. This spacious property benefits from gas central heating, double glazing and large garden to rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. With vacant possession, viewings are recommended.

### ENTRANCE HALL

Double glazed entrance door and staircase to first floor.



### LOUNGE

14' 8" x 14' 10" (4.49m x 4.54m) Double glazed window to front, double glazed French doors to rear garden, radiator.

### KITCHEN

12' 1" x 7' 2" (3.70m x 2.20m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, extractor hood, electric cooker point, space for washing machine, radiator, tiled floor and double glazed window to rear.



### BATHROOM

Tiled walls and floor, white three piece suite comprising of a panelled bath, pedestal wash hand basin, low level WC, radiator and double glazed window to side.

### FIRST FLOOR LANDING

Double glazed window to side.

### MASTER BEDROOM

12' 5" x 8' 7" (3.80m x 2.64m) Double glazed window to rear and radiator.

### BEDROOM 2

9' 9" x 8' 6" (2.98m x 2.61m) Double glazed window to rear, access to loft space, combination boiler and radiator.

### BEDROOM 3

12' 4" x 5' 10" (3.77m x 1.79m) Double glazed





window to front and radiator.

### **FRONT GARDEN**

Off street parking.

### **REAR GARDEN**

Laid mainly to lawn and gravelled area enclosed by fenced boundaries.



**Local Authority  
Council Tax Band  
EPC Rating**

**D**



**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.