







ON BEHALF OF THE COURT APPOINTED RECEIVER DETACHED BUNGALOW

32 MAUREEN TERRACE, SEAHAM,
DURHAM SR7 7SN

OIRO £275,000

Property Features

-  Detached Bungalow
 -  1 bathroom
 -  1,206 sq. ft.
 -  3/4 bedrooms
 -  Convenient location
 -  0.114 Acre Plot
- ½ mile from town
centre - what3words:
///timing.hike.bother



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CONTACTS

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DESCRIPTION

The property comprises a 3/4 bedroom detached bungalow, that benefits from a detached garage and workshop building in the rear garden. The accommodation comprises an entrance hall, 2 reception rooms (with option to use one of them as larger Master Bedroom), kitchen, bathroom (with a bath and a separate shower cubicle) and 3 bedrooms.



GARAGE AND WORKSHOP



KITCHEN



BATHROOM



LOUNGE



BEDROOM



REAR GARDEN



Settle into Your SURROUNDINGS

LOCATION

Seaham is a lively harbour town, up and coming with a sandy beach, a harbour marina and a selection of selection of bars, cafés and restaurants along a busy sea front.

The property lies in a residential area that is approximately 0.5mile to the west of the town centre. Local bus routes can be accessed on nearby Princess Road and the railway station is approximately 0.25mile to the north. Seaham is located on the east coast approximately 5 miles south of Sunderland and access to the wider road network is via the A19 approximately 1.75 miles to the west of the property.



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TENURE INFORMATION

The property is held by way of a freehold title, under title number DU53881.

ACCOMMODATION

Entrance Hallway

Lounge: 4.07m x 4.305.524.37m (34'11" x 14'4")

Kitchen: 5.35m x 4.09m (12'0" x 18'1")

Storage: 0.8m x 3.06m (2'7" x 10'0")

Bathroom: 2.42m x 2.36m (7'11" x 7'9")

Master Bedroom/Second Reception: 4.15m x 3.79m (13'7" x 12'5")

Bedroom 2: 3.44m x 3.24m (11'3" x 10'8")

Bedroom 3: 2.67m x 2.98m (8'9" x 9'9")

Bedroom 4: 2.14m x 3.26m (7'0" x 10'8")

OUTSIDE

At the front of the property is a garden predominantly laid to lawn, a driveway and at the rear is a patio paved area, the garage and workshop and a further lawned area.

EPC

Energy Asset rating is TBC.

Council Tax

Band C – Annual Charge for 2024/2025 will be £2,062.71.

PRICE

Offers in the region of £275,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIRTUAL REPORT

<https://www.madesnappy.co.uk/tour/1q470g10982>



Approx Gross Internal Area
112 sq m / 1206 sq ft



Floorplan
Approx 105 sq m / 1132 sq ft

Workshop
Approx 7 sq m / 74 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.