



## Derwent Close

Seaham SR7 7BS

£650 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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# Derwent Close

## Seaham SR7 7BS



- Available immediately on an unfurnished basis
- EPC RATING - D
- Combi gas central heating boiler

- Spacious two bedroom end of terrace
- Large gardens
- Close to local amenities

- Well presented
- Impressive open plan kitchen and dining room
- Popular location

Venture Properties are delighted to bring to market this two bedroom end of terrace house on Derwent Close. Situated in the popular Dene House Road area of Seaham and well presented throughout this property also benefits from all a large rear garden.

Dene House Road offers easy access for commuting to the A19 travelling both North and South, is only minutes from Sunderland and within 30 minutes from Newcastle upon Tyne and Durham. It is a short walk away from many local shops and amenities whilst being minutes from the Seaham sea front, where you will find an array of shops, cafe's, bistro's and the newly renovated marina.

### GROUND FLOOR

#### Entrance Hall

Entered via UPVC double glazed door. Having a UPVC double glazed window to the first floor, laminate flooring and radiator.

#### Living Room

19'3 x 10'10 (5.87m x 3.30m)

Spacious living area with neutral décor throughout, a feature fireplace with coal effect fire, UPVC double glazed window to the front and UPVC double glazed

French doors leading to the rear garden, laminate flooring and radiator.

#### Open Plan Kitchen and Dining Room

16'7 x 10'7 (5.05m x 3.23m)

An impressive open plan kitchen and dining area which is fitted with a comprehensive range of wall and floor units having contrasting worktops incorporating a stainless steel sink and drainer unit, a built in stainless steel oven and gas hob and space for further appliances. Also having tiled splash backs and tiled effect vinyl flooring throughout, a radiator, breakfast bar, two UPVC double glazed windows to the rear and UPVC double glazed French doors providing access to the garden.

#### Further Kitchen Image

### FIRST FLOOR

#### Landing

With a UPVC double glazed window to the side and access to the loft.

#### Bedroom One

13'10 x 9'01 (4.22m x 2.77m)

A generous double bedroom situated to the front of

the property with a UPVC double glazed window, neutral décor, fitted mirrored wardrobes, further storage cupboard housing the combi gas central heating boiler, laminate flooring and radiator.

#### Bedroom Two

10'1 x 10'2 (3.07m x 3.10m)

A further double bedroom Situated to the rear of the property with two UPVC double glazed windows, neutral décor, laminate flooring and radiator.

#### Shower Room

6'8 x 6'2 (2.03m x 1.88m)

Fitted with a white suite comprising of a cubicle with mains fed shower over, pedestal and WC. Having tiled walls and flooring, UPVC double glazed opaque window to the rear, extractor fan and radiator.

### EXTERNAL

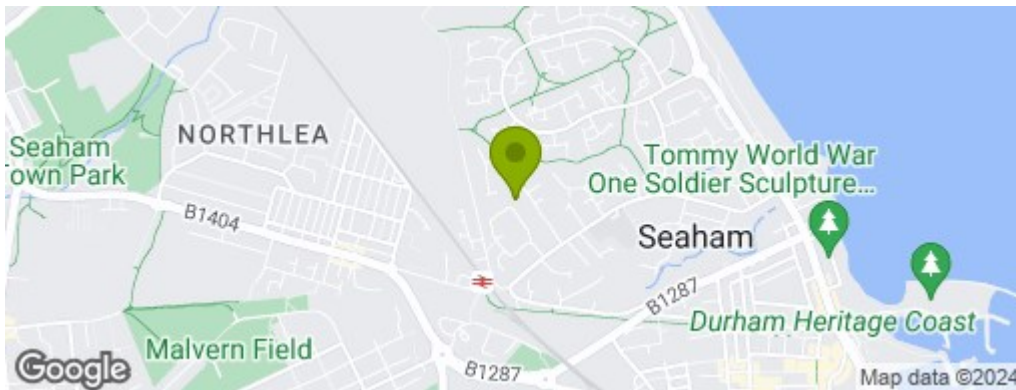
To the rear of the property is a larger than average enclosed garden with generous patio area, lawn and planted borders. To the front of the property there is a low maintenance gravelled garden with some established trees and shrubs and a path.



Ground Floor



First Floor



## Property Information

EPC RATING - D : COUNCIL TAX BAND - A

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