



## 7 Glencot Grove

Hawthorn, Seaham, SR7 8RX

**£229,999**



\*\*\* RURAL VILLAGE LOCATION \*\*\*

Offered to the market is this rare to the market 3 bedroom semi detached property situated in Hawthorne, bordering Seaham & Easington Village. Enjoying pleasant views, this distinct property has a wealth of key features ranging from: gas central heating, uPVC double glazing, double garage, double driveway, front and rear gardens & 3 reception rooms! Extended with a sun room & conservatory, the internal layout comprises:

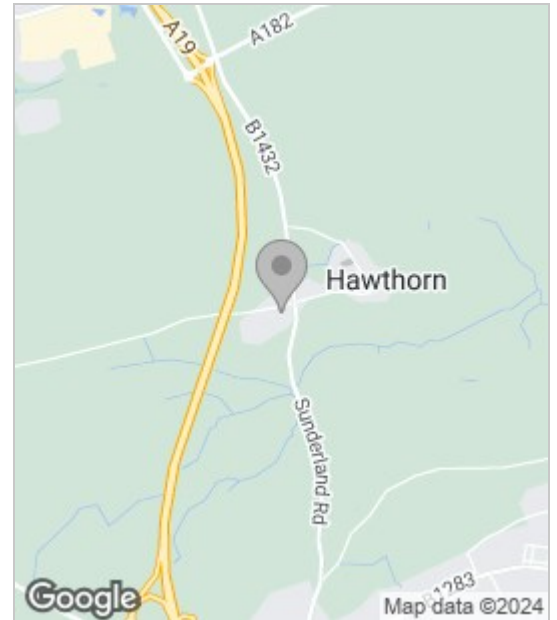
Entrance hallway, large welcoming family lounge with access to the sunny conservatory, well equipped kitchen with dining area & space for appliances, utility room with space for washing machine and tumble dryer and external access, ground floor WC & the sun room extension.

To the first floor are 3 good sized bedrooms and the family bathroom/WC which is fitted with a 4 piece suite, externally to the rear is a large garden, not overlooked, laid to lawn with hard standing area, patio seating area and raised decking. The front has a small planting area, turf and block paved driveway.

This property is to be sold with no onward chain.



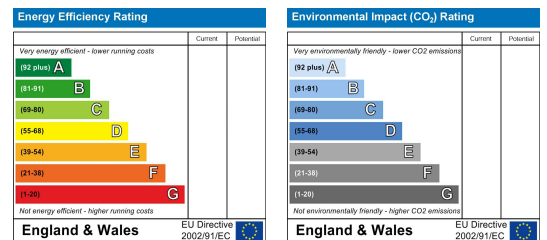
## Area Map



## Floor Plan



## Energy Efficiency Graph



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