



## Burdon View Seaton Lane

Seaton, Seaham, SR7 0LS

Offers invited £260,000





# Burdon View Seaton Lane

Seaton, Seaham, SR7 0LS

Offers invited £260,000



## Entrance door to

### Welcoming Hallway

Bespoke part glazed front door, staircase with spindles and storage, radiator.

### Porch

Door to

### Cloaks w.c

Low level w.c, pedestal wash basin, radiator, storage.

### Lounge

13'1" x 10'2" (4.0 x 3.1)

Wall mounted electric fire, radiator, feature bay window with a sunny aspect.

### Kitchen Diner Living Area

Range of fitted base and wall units with contrasting work surfaces incorporating a Range Style cooker with tiled splash back and overhead extractor, stainless steel sink and drainer with mixer tap, integrated dishwasher, laminate flooring, radiators, French doors to rear.

## Stairs To First Floor Landing

### Bedroom One

13'1" x 10'9" (4.0 x 3.3)

Radiator.

### Bedroom Two

14'5" x 8'6" (4.4 x 2.6)

Radiator.

### Bedroom Three

9'10" x 9'6" (3.0 x 2.9)

Radiator.

## Bathroom

White suite with chrome effect fittings comprising: Low level w.c, pedestal wash basin, panel bath, shower cubicle with mains fed shower, heated towel rail, spotlights to ceiling, part tiled.

## Externally

Externally is a double driveway to the front and to the rear a SOUTH FACING amazing paradise predominantly laid to lawn with a veggie patch, sheds, and a patio perfect for a summer barbecue.

## MORTGAGE ADVICE

It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

## Please Note

Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.



Road Map



Hybrid Map



Terrain Map



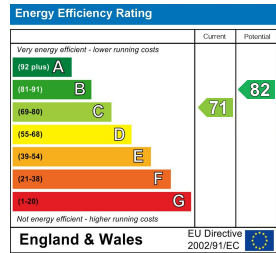
Floor Plan



Viewing

Please contact our Janine Hegarty-Bell Estate Agents - Sales Office on 07783 825265 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.