

Station Estate North
Murton
Seaham
SR7 9SU



Station Estate North

£65,000

INTRODUCTION

REQUIRING UPDATING & RENOVATION - PRICED TO REFLECT - 2 DOUBLE BEDROOM HOME + EXTENDED KITCHEN - SUPERB LOCATION WITH FABULOUS REAR VIEWS OVER COUNTRYSIDE - NO CHAIN ...

ENTRANCE PORCH

Vinyl flooring, uPVC double-glazed windows, partially-glazed door leading to entrance hall.

ENTRANCE HALL

Carpet flooring, carpeted stairs to first floor landing, radiator, under stairs cupboard, door leading to downstairs WC which has a separate side facing white uPVC double-glazed window with privacy glass and also a recess for coat hanging. Door leading off to lounge/dining room.

LOUNGE/DINING ROOM

Measurements taken at widest points.

A really large open space which runs from the front to the rear of the property with front facing white uPVC double-glazed double-glazed window and rear facing white uPVC double-glazed window, radiator to the front and radiator to the rear. Laminate wood-effect flooring, fireplace with coal-effect fire and painted fire surround with quartz hearth and back. Doors lead off to the entrance hall and the kitchen.

EXTENDED KITCHEN

Extended to create an additional 6-7ft compared to the original kitchen, the dining kitchen is a lovely open space ready for a renovation into a lovely room. The current kitchen has seen better days. Wall mounted boiler, which is likely not to work, there is has been a leak from the bathroom above at some point which we are advised was fixed but has created damage to the ceiling in the kitchen. We are also advised that the washing machine in the kitchen connection had a persistent leak which also appears to have affected the flooring beneath the vinyl covering. All these things are factored into the marketing price. Side facing white uPVC double-glazed window, rear facing white uPVC double-glazed window, aluminium double-glazed door leading out to the rear. Electric cooker connection.

FIRST FLOOR LANDING

Built-in cupboard providing some storage, doors leading off to 2 bedrooms and the bathroom, side facing white uPVC double-glazed window with privacy glass.

BATHROOM

Coloured bathroom in need of renovation comprising toilet with low level cistern, sink with single pedestal and chrome taps, bath with panel, chrome taps. Electric shower over the bath. Double radiator, side facing white uPVC double-glazed window with privacy glass.

BEDROOM 1

Radiator, front facing white uPVC double-glazed window with pleasant views, side facing white uPVC double-glazed window with privacy glass. Built-in cupboard providing some storage. This is a large double bedroom.

BEDROOM 2

This is also a large double bedroom.

Carpet flooring, radiator, rear facing white uPVC double-glazed window with amazing panoramic views of countryside, farm land and hedgerows. Immediately adjacent to the rear boundary is arable farmland at the time of listing currently planted with wheat.

EXTERNALLY



Local Authority

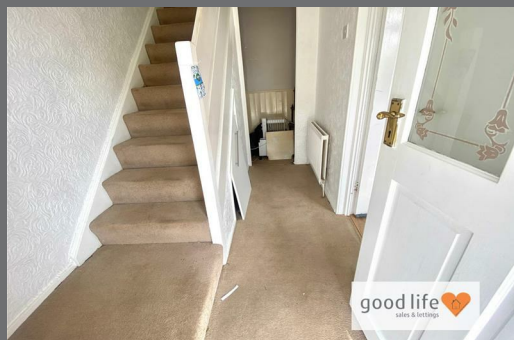
Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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



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