



MICHAEL HODGSON

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estate agents & chartered surveyors



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## GLEBE DRIVE, SEAHAM £215,000

This superb 3 bed semi detached house is situated on the much sought after cul-de-sac of Glebe Drive in Seaham that has undergone a scheme of modernisation and improvements that will not fail to impress all who view. The property benefits from a new kitchen, new bathroom, new floor coverings, contemporary decor plus many extras of note. Glebe Drive offers an excellent location for transport links to Seaham, Sunderland and the A19 in addition to shops, schools and amenities. Internally the accommodation briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally there is a front gravelled and lawned garden and to the rear is a driveway leading to the garage and a garden with patio area. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely property is highly recommended.

Semi Detached House

3 Bedrooms

Living Room

Kitchen / Dining Room

New Kitchen & Bathroom

No Chain Involved

Viewing Advised

EPC Rating: TBC



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### Entrance Hall

The entrance hall has a radiator, stairs to the first floor, cupboard under the stairs

### Living Room

12'10" max x 14'5" to the bay

The living room has a double glazed bay window to the front elevation, radiator in the bay, recessed spot lighting

### Kitchen / Dining Room

12'7" max x 19'0" max

An open plan kitchen/dining room having 2 double glazed windows to the rear elevation, radiator, recessed spot lighting, tiled floor.

The kitchen has a new comprehensive range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated fridge, freezer, dishwasher and a washing machine, door to the garden.

### First Floor

Landing, double glazed window to the side elevation

### Bedroom 1

10'9" x 14'7" to the bay

Front facing, double glazed bay window, radiator in the bay, recessed spot lighting

### Bedroom 2

10'10" x 12'6"

Rear facing, double glazed window, radiator, recessed spot lighting.

### Bedroom 3

7'11" x 7'11"

Front facing, double glazed window, radiator, recessed spot lighting.

### Bathroom

New modern white suite comprising of a low level WC and a wash hand basin with mixer tap sat on a vanity unit, bath with rainfall style shower head and an additional shower attachment and mixer tap,

chrome towel radiator, 2 double glazed windows, tiled floor and walls, recessed spot lighting, underfloor heating.

### Externally

Externally there is a front gravelled and lawned garden and to the rear is a driveway leading to the garage and a garden with patio area. there is the added benefit of a storage cupboard with wall mounted central heated boiler.

### Garage

Detached garage accessed via an up and over garage door.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band B

# M I C H A E L   H O D G S O N

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