



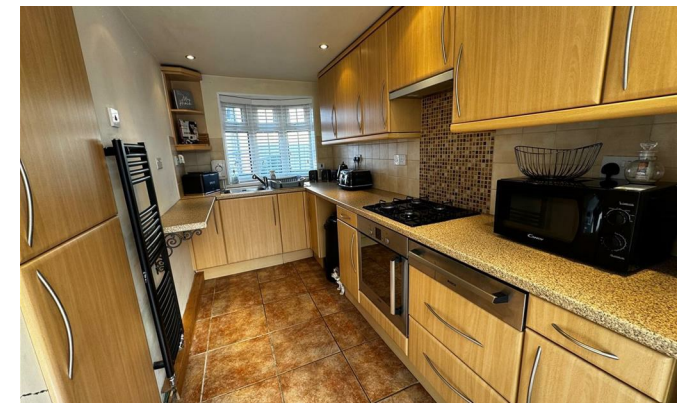
**STUART
EDWARDS**

Windermere Road

, Seaham SR7 8HW

- SPACIOUS SEMI DETACHED HOUSE
- LOUNGE & DINING ROOM
- SHOWER ROOM
- ON STREET PARKING
- GAS CH VIA COMBI BOUILER
- 2 DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED OVEN & HOB
- FRONT AND REAR GARDENS
- SOLAR PANELS
- UPVC DOUBLE GLAZING THROUGHOUT

Asking Price £125,000



Council Tax Band: A EPC Rating: C

FULL DESCRIPTION

Spacious semi detached house, a perfect first time buyer property.

A UPVC front entrance door leads to the hallway, lounge with bay window, separate dining room with space for a large dining table and patio doors to the garden. The fitted kitchen provides ample storage and has an integrated oven, hob and extractor hood. Stairs from the hallway lead to the first floor landing, two double bedrooms and shower room.

Externally there is on street parking, walled garden to the front and enclosed garden to the rear with a paved patio area.

Gas central heating via a combi boiler, UPVC double glazing throughout and solar panels owned outright to help reduce utility costs.

Windermere Road is a highly sought after location within close proximity to local shops, amenities and excellent public transport links. The A19 is also within easy reach for commuting throughout the region.

Viewings are recommended.

ENTRANCE HALLWAY

UPVC entrance door leading to hallway with radiator in cabinet and stairs to the first floor landing.

LOUNGE

12'9" x 11'5"

UPVC double glazed bow window, double radiator and coved ceiling.

DINING ROOM

17'8" x 7'10"

Laminate flooring, radiator in cabinet and UPVC double glazed patio doors to the garden.

KITCHEN

15'8" x 6'2"

Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Stainless steel oven with gas hob and extractor hood. Tiled splashbacks, heated towel rail, spot lighting, tiled flooring, plumbed for automatic washing machine and UPVC rear entrance door.

FIRST FLOOR LANDING

BEDROOM 1

14'5" x 9'10"

Radiator.

BEDROOM 2

10'5" x 9'10"

Radiator and coved ceiling.

SHOWER ROOM

6'2" x 6'2"

Close coupled wc, pedestal wash hand basin, walk-in shower cubicle with mains fed shower decor panelled splashback and glass screen, laminate flooring, tiled walls, laminate ceiling and chrome heated towel rail.

GARDENS

To the front there is a low maintenance walled garden with block paved pathway. Whilst the rear garden has fenced boundaries and a paved patio area.

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/1030-6529-5009-0488-1292>

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

