



Maglona Street, Dawdon, SR7 7RE  
1 Bed - Bungalow  
Offers Over £65,000

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NO UPPER CHAIN \*\* PLEASANTLY SITUATED WITHIN EASY REACH OF SEAHAM SEA FRONT \*\* COTTAGE STYLE BUNGALOW \*\* GCH VIA COMBINATION BOILER \*\* WOOD FRAME DOUBLE GLAZING \*\* EARLY VIEWING ADVISED \*\*

Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The floor plan comprises: entrance lobby, comfortable lounge, good sized double bedroom, kitchen and shower room/WC. Externally there is a courtyard style garden to the front, and a fence enclosed yard to the rear.

Located in Dawdon, this property enjoys a prime location, offering easy access to a plethora of local conveniences. Situated within a stone's throw of the vibrant and picturesque seafront, with its array of bustling bars, delectable restaurants, and diverse shops, residents will find everything they need just moments away.

Moreover, its strategic positioning ensures effortless travel, with the A19 expressway conveniently connecting it to the bustling commercial hubs of Tyneside, Wearside, and Teesside. Whether commuting for work or exploring the region's attractions, residents will appreciate the seamless connectivity afforded by this excellent location.

#### Hallway

#### Lounge

15'3 x 12'1 (4.65m x 3.68m)

#### Bedroom

12'2 x 9'9 (3.71m x 2.97m)

#### Inner Hallway

#### Kitchen

9'8 x 7'6 (2.95m x 2.29m)

#### Shower Room/WC

#### Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 16 Mbps, Superfast 248 Mbps, Ultrafast 1000 Mbps

Mobile Signal/Coverage: Good

Tenure: Freehold

Council Tax: Durham County Council, Band A - Approx. £1621 p.a

Energy Rating: D

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning



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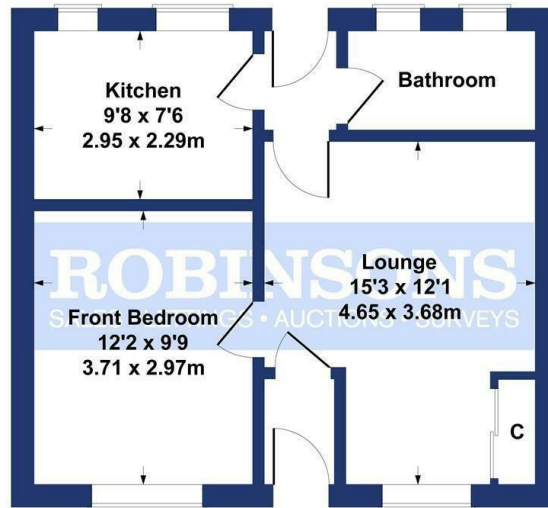
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## Maglona Street

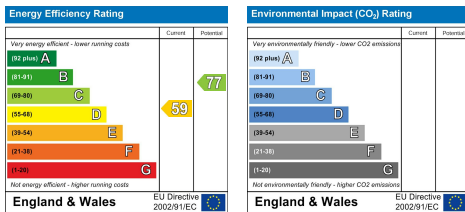
Approximate Gross Internal Area  
450 sq ft - 42 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2019



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