

*22 Cherry Grove*

Seaham SR7 7RR

**kimmitt&roberts**



**£189,950**



## 22 Cherry Grove

, Seaham, SR7 7RR

*Superbly positioned within this pleasant cul de sac, we are pleased to offer for sale this attractive three bedroom detached home. Benefits include downstairs cloaks/wc, refitted kitchen/dining room with appliances, en-suite to master bedroom, gas central heating, UPVC double glazing, good sized gardens, parking and single garage. Early viewing essential.*

### Entrance Vestibule

with entrance door and door to

### Lounge

13'5" x 10'5" \*+ bay) (4.1m x 3.2m \*+ bay))

with double glazed bay window and radiator

### Inner Vestibule

with staircase leading to first floor

### cloak/W.C.

with w.c., wash hand basin, extractor fan, radiator and door leading to garage

### Kitchen

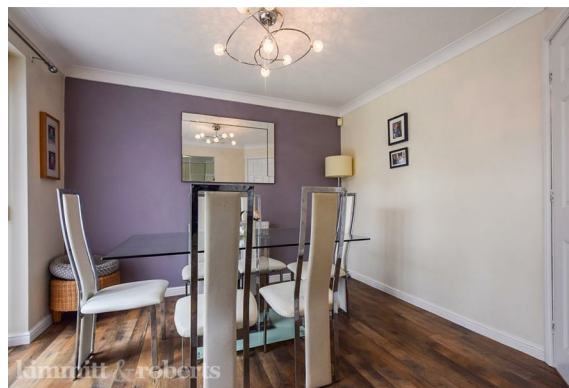
9'6" x 7'6" (2.9m x 2.3m)

with wall and base units with contrasting worktops, gas hob, electric oven, stainless steel sink unit, double glazed window and double glazed door leading to rear of property

### Dining Room

10'2" x 9'2" (3.1m x 2.8m)

with radiator and double glazed patio doors leading to rear of property







## First Floor

### Landing

#### Bedroom 1

12'5" x 9'6" (max) (3.8m x 2.9m (max))  
with double glazed window and radiator

#### Ensuite Bathroom

with stand alone shower, w.c., wash hand basin, radiator and double glazed window



#### Bedroom 2

11'1" x 8'10" (3.4m x 2.7m)  
with double glazed window and radiator

#### Bedroom 3

9'10" x 7'10" (3.0m x 2.4m)  
with double glazed window and radiator

#### Bathroom

with panel bath, w.c., wash hand basin, double glazed window and radiator



## Disclaimer

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.

Durham 2035 of which we come under and all permitted development and strategic plans passed until 2035 and show established green belts of which Westwynd is one. The document can be looked at if you follow the link <https://www.durham.gov.uk/cdp>





Floor Plan



Viewing

Please contact our Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

