



MICHAEL HODGSON

estate agents & chartered surveyors



RUNSWICK DRIVE, SEAHAM £350,000

This 4 bed detached house is situated on Runswick Drive on the highly sought after and popular East Shore Village in Seaham which offers a superb location for shops, schools and amenities as well as commuting to Sunderland, Newcastle and Durham. The living accommodation briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room, Garden Room, Utility, WC and to the First Floor, Landing, 4 Bedrooms, En Suite and a Bathroom. Externally there is a front full width driveway leading to the house and garage and to the rear is a garden with paved patio area and artificial grass lawn. There is **NO ONWARD CHAIN INVOLVED** with the sale. Viewing highly recommended to fully appreciate the space and location on offer.



RUNSWICK DRIVE, SEAHAM
£350,000

Entrance Vestibule

Tiled floor, radiator, two double glazed windows, leading to the inner hall.

Inner Hall

Laminate floor, radiator, storage cupboard.

WC

White suite comprising of a low level WC, wash hand basin with mixer tap, radiator, recessed spot lighting, extractor, tiled floor.

Living Room

13'8" to bay x 11'0"

The living room has a double glazed bay window to the front elevation, laminate floor, two radiators, feature tiled wall.

Kitchen / Dining Room

The kitchen has a range of floor and wall units, tiled splashback, sink and drainer with mixer tap, electric oven, tiled floor, double glazed window, two radiators, integrated fridge, freezer, storage cupboard, opening to the garden room.

Garden Room

10'8" x 8'9"

Vaulted ceiling with recessed spot lighting, tiled floor, double glazed French doors to the garden.

Utility

5'8" x 5'5"

Floor and wall units, cupboard with wall mounted gas central heating boiler, tiled floor, double glazed window, radiator, door to the rear garden, sink and drainer with mixer tap.

First Floor

Landing, radiator, loft access.

Bedroom 1

11'3" x 11'10"

Front facing double glazed window, radiator, recessed wardrobe.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap, towel radiator, double glazed window, corner shower cubicle, recessed spot lighting extractor.

Bedroom 2

9'8" x 7'5"

Rear facing, double glazed window, radiator.

Bedroom 3

12'4" x 9'3"

Front facing, two double glazed windows, radiator, range of fitted wardrobes.

Bedroom 4

10'9" x 10'6"

Rear facing, double glazed window, radiator.

Bathroom

Modern white suite comprising of a low level WC and wash hand basin with mixer tap sat on a vanity unit, towel radiator, radiator, bath with mixer tap, tiled walls and floor, recessed spot lighting, extractor.

Externally

Externally there is a front full width driveway leading to the house and garage and to the rear is a garden with paved patio area and artificial grass lawn.

Garage

Integral single garage.

COUNCIL TAX

The Council Tax Band is Band D.

TENURE

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

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SR1 1QX

0191 5657000

www.michaelhodgson.co.uk

