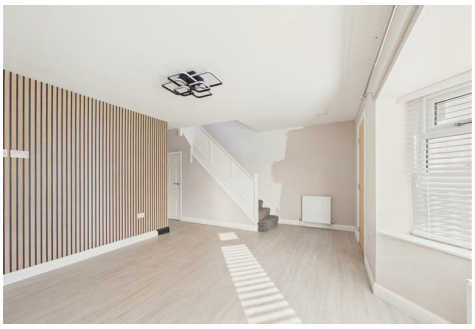
GORDON
BROWN
SALES & LETTING



18 Doreen Avenue, Seaham, SR7 8EY

Offers Over £165,000

Located in the charming area of Doreen Avenue, Dalton-Le-Dale, this semi-detached house presents an exceptional opportunity for those seeking a beautifully refurbished family home. The property boasts a spacious layout, featuring one inviting reception room and three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Upon entering, you are greeted by a delightful entrance porch adorned with a tiled floor, leading into a generous lounge. This room is enhanced by a multi-fuel burning stove set within an attractive inglenook, complemented by a bay window that floods the space with natural light. The heart of the home is undoubtedly the dining kitchen, which has been re-fitted to an impressive standard. It showcases elegant Quartz work surfaces and comes equipped with modern conveniences, including an integrated double oven, an American-style fridge/freezer, and a dishwasher, ensuring that culinary enthusiasts will feel right at home. The rear hallway provides convenient access to the garage, which features an electric roller shutter door, adding to the practicality of the property. The first floor landing leads to a fully floored loft, perfect for additional storage. Two of the bedrooms are generously sized and come with fitted wardrobes, while a third bedroom offers versatility for guests or a home office. The beautifully refurbished bathroom is a standout feature, designed to a high standard. Externally, the property benefits from a driveway and a well-maintained garden to the front, alongside a lovely garden at the rear, perfect for outdoor relaxation. With all internal doors renewed and modern central heating and rewiring completed, this home is ready for you to move in and enjoy. Viewings are highly recommended to fully appreciate the quality and charm this property has to offer.

ENTRANCE PORCH

LOUNGE

17'11" into alcove x 13'5" into bay (5.47m into alcove x 4.09m into bay)

DINING KITCHEN

23'10" x 10'9" (7.28m x 3.30m)

REAR HALLWAY

FIRST FLOOR LANDING

BEDROOM ONE

13'9" x 10'0" (4.20m x 3.06m)

BEDROOM TWO

10'10" x 10'0" (3.32m x 3.06m)

BEDROOM THREE

7'6" x 7'4" (2.31m x 2.24m)

FAMILY BATHROOM

7'6" x 7'4" (2.30m x 2.25m)

EXTERNAL

GARAGE

17'1" x 8'8" (5.21m x 2.65m)

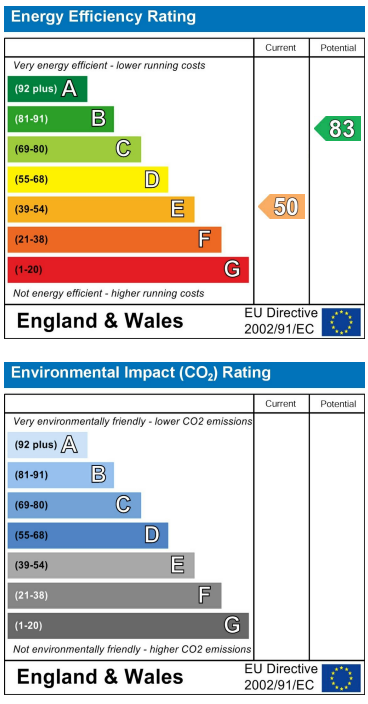
Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map

Energy Efficiency Graph



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