



MICHAEL HODGSON

estate agents & chartered surveyors



WEYBOURNE LEA, SEAHAM

£550,000

We welcome to the market this superb 4 bed detached house situated in the popular and sought after location of East Shore Village set in a desirable cul-de-sac position on Weybourne Lea. East Shore Village is located just off the stunning Seaham sea front and provides direct access to the promenade, marina and beaches as well as a vast array of shops, bars, restaurants and cafes in addition to schools and excellent road links to the regions towns and cities. This fantastic family home benefits from a modern kitchen, superb en suite and family bathroom, contemporary decor and enjoys sea and coastal views from the front elevation plus many extras of note. The generous living accommodation briefly comprises of: Entrance Hall, Sitting Room / Study, Living Room, WC and an open plan Kitchen / Dining / Family Room and to the First Floor, Landing, 4 Bedrooms, Family Bathroom and an En Suite. Externally there is a front lawned garden and a side garden with artificial grass lawn and to the rear is a lovely garden having a decking and patio, area, lawn in addition to a double width driveway providing off street parking for a number of cars leading to the double garage. Viewing of this exceptional home is highly recommended to fully appreciate the space, location and home on offer.

Detached House	4 Bedrooms
Living Room	Sitting Room / Study
Kitchen / Dining / Family Room	Bathroom & En Suite
Double Garage & Gardens	EPC Rating: TBC



WEYBOURNE LEA, SEAHAM

£550,000

Entrance Hall

The entrance hall has a tiled floor, coving to ceiling, recessed spot lighting, cupboard under the stairs.

Living Room

20'0" max x 10'6" max

The living room has two double glazed windows, radiator, recessed spot lighting, coving to ceiling.

Kitchen / Dining Room / Sitting Room

26'5" max x 20'4" max

A superb open plan kitchen/dining/ sitting room having six double glazed windows, double glazed French doors to the garden, recessed spot lighting, tiled floor, two radiators.

The kitchen has a range of floor and wall units, granite worktop, inset sink and mixer tap, plumbed for washer, electric hob with extractor over, integrated microwave and warming drawer, electric oven, breakfast bar, integrated dishwasher.

Sitting Room / Study

13'9" x 8'10"

A versatile reception room having a double glazed window, laminate floor, range of fitted wardrobes, recessed spot lighting.

WC

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, radiator, tiled floor, extractor.

First Floor

Landing, recessed spot lighting, loft access, storage cupboard.

Bedroom 1

13'4" x 11'2"

Rear facing, double glazed window, radiator, two double width recessed wardrobes.

En Suite

An impressive ensuite having a low level WC, wall hung wash hand basin with mixer tap, chrome towel radiator, bath with mixer tap and shower attachment, walk in shower, tiled walls and floor, double glazed window, extractor.

Bedroom 2

10'6" x 9'7"

Two double glazed window, radiator, sea views, recessed double wardrobe.

Bedroom 3

7'5" x 12'0"

Front facing, double glazed window, radiator.

Bedroom 4

8'11" x 7'11"

Front facing, double glazed window, radiator.

Bathroom

White suite comprising of a low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment, tiled walls, tiled floor, chrome towel radiator, double glazed window, extractor, recessed spot lighting, shower cubicle.

Externally

Externally there is a front lawned garden and a side garden with artificial grass lawn and to the rear is a lovely garden having a decking and patio, area, lawn in addition to a double width driveway providing off street parking for a number of cars leading to the double garage.

Double Garage

18'4" x 17'9"

Double garage accessed via an electric up and over garage door.

COUNCIL TAX

The Council Tax Band is Band E.

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

