



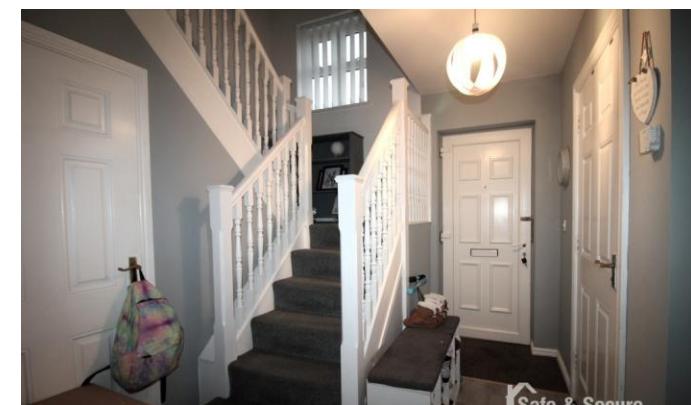
Safe & Secure
PROPERTIES

Rutherford Avenue

Seaham
County Durham
SR7 0JX

£175,000
Freehold

Three Bedrooms
Semi Detached House
Gas Central Heating & Double Glazing
Gardens Front and Rear
No Onward Chain
Viewing Recommended





Safe and Secure welcome to the market this Three Bedroom Semi Detached House in the popular area of Rutherford Avenue, Seaham. This spacious property benefits from gas central heating, double glazing and gardens front and rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

ENTRANCE HALL

Entrance door, staircase to first floor, spindle banister and built-in cupboard.

LOUNGE

15' 0" x 10' 5" (4.59m x 3.18m) Double glazed windows to front, telephone point, television point and radiator.

WC

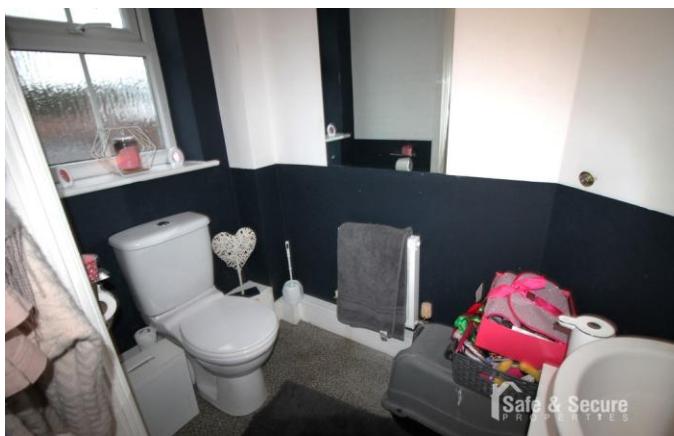
Double glazed window to front, low level wc, pedestal wash hand basin and radiator.

KITCHEN/DINER

9' 3" x 22' 4" (2.82m x 6.81m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, extractor hood, space for washing machine, tiled walls, radiator, double glazed window to rear and double glazed door to rear.

LANDING

Access to roof space.



BEDROOM ONE

9' 8" x 10' 7" (2.96m x 3.23m) Double glazed window to front and radiator.

EN-SUITE

White three piece suite comprising of pedestal wash hand basin, step-in shower cubical, low level WC, part tiled walls, double glazed window to front and radiator.

BEDROOM TWO

9' 10" x 8' 3" (3.00m x 2.52m) Double glazed window to rear and radiator.

BEDROOM THREE

13' 5" x 9' 1" (4.09m x 2.79m) Double glazed window to rear and radiator.

BATHROOM

White three piece suite comprising of panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to front.

FRONT GARDEN

Laid mainly to lawn, paved area and driveway.

REAR GARDEN

Laid mainly to lawn, fenced boundaries and gate access.



Local Authority
Council Tax Band
EPC Rating

Durham County Council
B
TBC



Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.