



MICHAEL HODGSON

estate agents & chartered surveyors



RUNSWICK DRIVE, SEAHAM

£325,000

This 4 bed link house is situated on Brunswick Drive on the much sought after and prestigious East Shore Village Development in Seaham that boasts an excellent location providing easy access to the sea front, shops and amenities as well as being within easy reach of the A19 and the regions towns. The living space briefly comprises of: Entrance Hall, Living Room, Kitchen / Dining Room, WC and to the First Floor, Landing, 4 Bedrooms a Bathroom and En Suite to Bedroom1. Externally there is a front garden and rear paved garden in addition to a driveway leading to the integral single garage. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing is highly recommended.

Mid Link House

Living Room

Bathroom & En Suite

No Chain Involved

4 Bedrooms

Kitchen / Dining Room

Garage & Gardens

EPC Rating: TBC

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Entrance Vestibule

Double glazed window, laminate floor leading to the inner hall.

Inner Hall

Laminate floor, stairs to the first floor, radiator.

Living Room

18'11" x 12'9"

The living room has a bay window with three double glazed windows, double radiator.

Kitchen / Dining Room

17'10" x 12'2"

The kitchen has a range of floor and wall units, gas hob with extractor over, electric oven, tiled floor, double glazed window, cupboard with wall mounted gas central heating boiler, stainless steel sink and drainer with mixer tap, patio door to the garden.

WC

Low level WC, pedestal basin with mixer tap and tiled splash back, radiator, extractor.

Landing

Radiator, loft access

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, bath with tiled cplashback, tiled floor, radiator, extractor,

Bedroom 1

16'8" max x 12'9" max

Front facing, bay window with three double glazed windows, and double glazed door to a private balcony / terrace to the front elevation, two recessed wardrobes.

En Suite

White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, corner shower cubicle, extractor.

Bedroom 2

10'5" x 8'8"

Rear facing, double glazed window, radiator.

Bedroom 3

12'4" x 6'1"

Rear facing, double glazed window, radiator.

Bedroom 4

16'0" x 8'11"

Front facing, double glazed window, radiator, t fall roof in part.

Externally

Externally there is a front garden and rear paved garden in addition to a driveway leading to the integral single garage.

Garage

Integral single garage accessed via an electric roller shutter with a rear driveway for off street parking.

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

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