



MICHAEL HODGSON

estate agents & chartered surveyors

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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

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