



35 Frederick Street
Seaham, Co. Durham, SR7 7HX

 4  0  0  D

Offers In Excess Of
£90,050

Kimmitt and Roberts have pleasure to offer for sale this substantial FOUR bedroom Mid Terraced home. Pleasantly situated just off the sea front, this property is well presented throughout and is close to all local amenities and transport routes etc.

The property has accommodation that comprises; Entrance Porch, Hallway, Dining Room, Lounge and refitted Kitchen with solid oak cabinets. To the first floor there are FOUR good size bedrooms, a family bathroom with jacuzzi bath and stand alone shower. There is also a separate additional WC. Externally there is a well stocked garden area to the rear.

Entrance Porch

with entrance door and door leading to-

Hallway

with staircase to First Floor.

Dining Room 15'9" x 12'10" (4.8 x 3.9)

with double glazed window and radiator.

Lounge 21'8" x 12'6" (6.6 x 3.8)

with double glazed window and radiator.

Kitchen 15'5" x 7'10" (4.7 x 2.4)

having a range of solid oak wall and base units with integrated gas hob, electric double oven, tiled splash backs, sink unit, double glazed window and door to the rear.

FIRST FLOOR

Landing

with doors leading to-

Bedroom One 16'9" x 6'11" (5.1 x 2.1)

with double glazed window, radiator, laminate flooring and built in storage cupboard.

Bedroom Two 12'10" x 11'2" (3.9 x 3.4)

with double glazed window and radiator

Bedroom Three 9'10" x 7'10" (3.0 x 2.4)

with double glazed window and radiator

Bedroom Four 9'6" x 6'7" (2.9 x 2.0)

with double glazed window and radiator

Bathroom

with jacuzzi bath, stand alone shower enclosure, WC, wash hand basin, tiled walls and floors, double glazed window and radiator.

Additional WC

with WC and double glazed window.

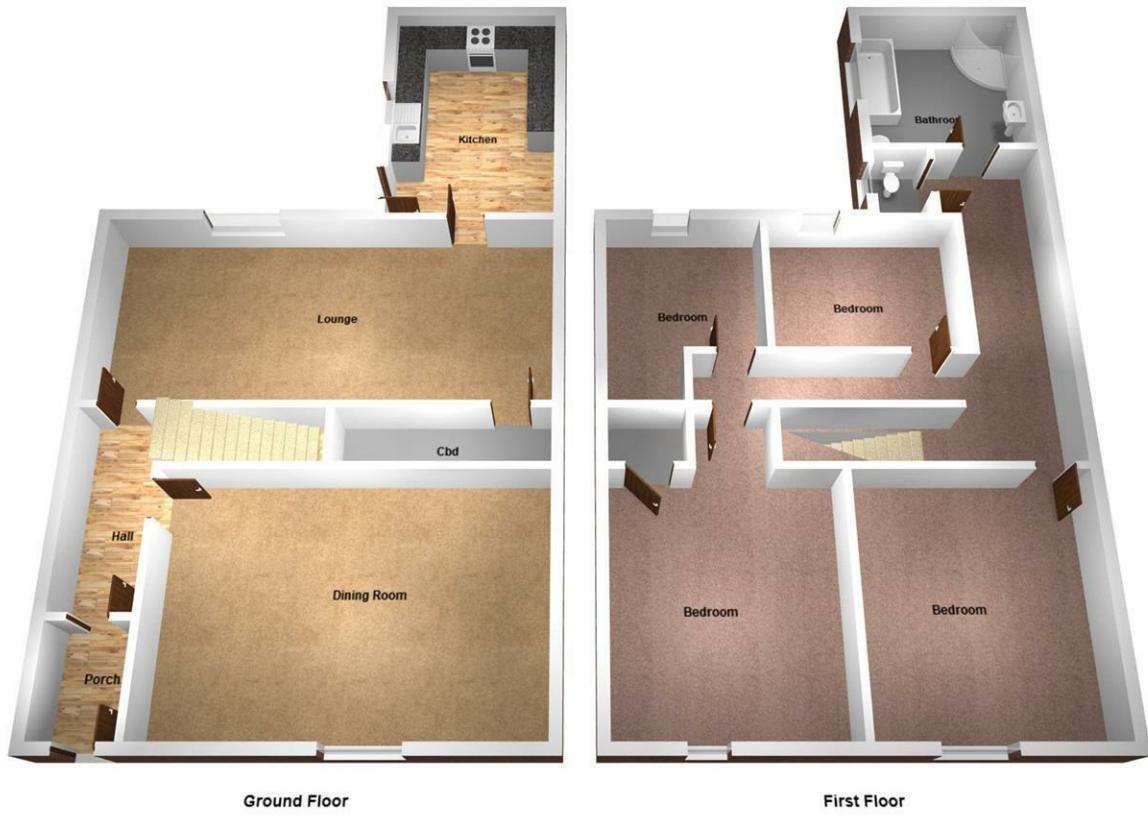
EXTERIOR

To the rear of the property is an enclosed garden area.

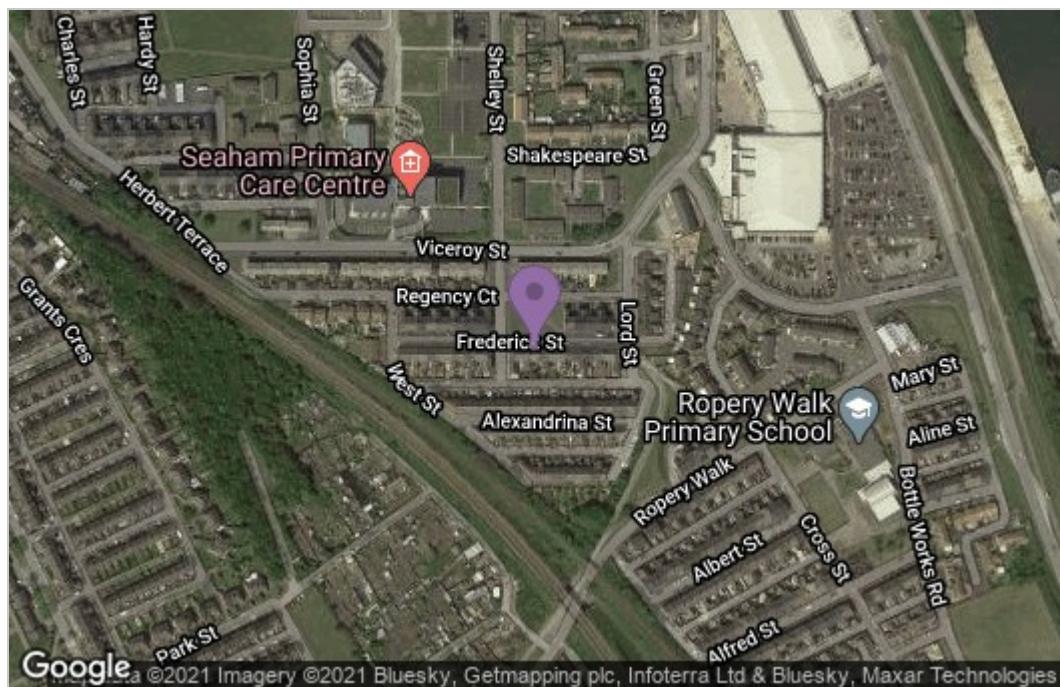
Disclaimer 1

Due to Covid 19 Kimmitt and Roberts have not recently viewed this property

Floor Plan

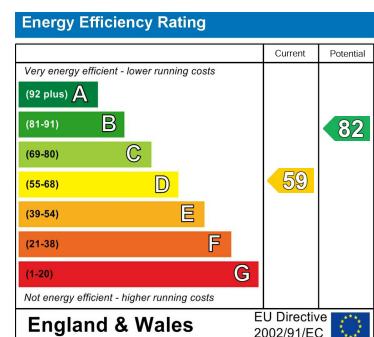


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Seaham

16 North Terrace, Seaham, County Durham, SR7 7EU
0191 581 3213