



45 Hazel Dene Way
, Seaham, SR7 7PT

£152,000



Kimmitt & Roberts are excited to offer to the market this well presented refitted and refurbished semi-detached family home situated within this very popular estate in Seaham. The property is ideally located for access to all local amenities, transport links and commuter routes. Accommodation comprises entrance lobby, living room, inner hall, wc, refitted kitchen/dining room, conservatory, landing, three bedrooms and refitted family shower room. Externally, the property boasts open plan lawned garden with driveway and gate to rear. The rear garden comprises of a patio and lawned area and perimeter fencing. Internal inspection is an absolute must and cannot fail to impress.

Entrance Vestibule

with entrance door, radiator, laminate flooring and staircase to First Floor.

Cloaks/WC



with WC, wash hand basin and radiator

Lounge 14'9" x 10'5" (max) (4.5 x 3.2 (max))



with double glazed window and radiator.



Kitchen/Dining Room 13'9" x 10'5" (4.2 x 3.2)



having a range of refitted wall and base units with integrated electric hob, electric oven, extractor hood, sink unit, double glazed window, radiator and double glazed patio doors to -



Conservatory 12'1" x 11'5" (3.7 x 3.5)



being fully double glazed with double glazed french doors to the rear



FIRST FLOOR

Landing

with loft access and built in storage cupboard

Bedroom One 11'9" x 8'2" (max) (3.6 x 2.5 (max))



having a range of built in wardrobes, double glazed window and radiator



Bedroom Two 10'5" x 6'6" (3.2 x 2.0)



with double glazed window and radiator

Bedroom Three 7'2" x 4'11" (+wardrobe depth) (2.2 x 1.5 (+wardrobe depth))

having a range of built in wardrobes, double glazed window and radiator.

Family Bathroom



with refitted suite, comprising; double shower enclosure, WC, wash hand basin, tiled walls and floor.



EXTERIOR



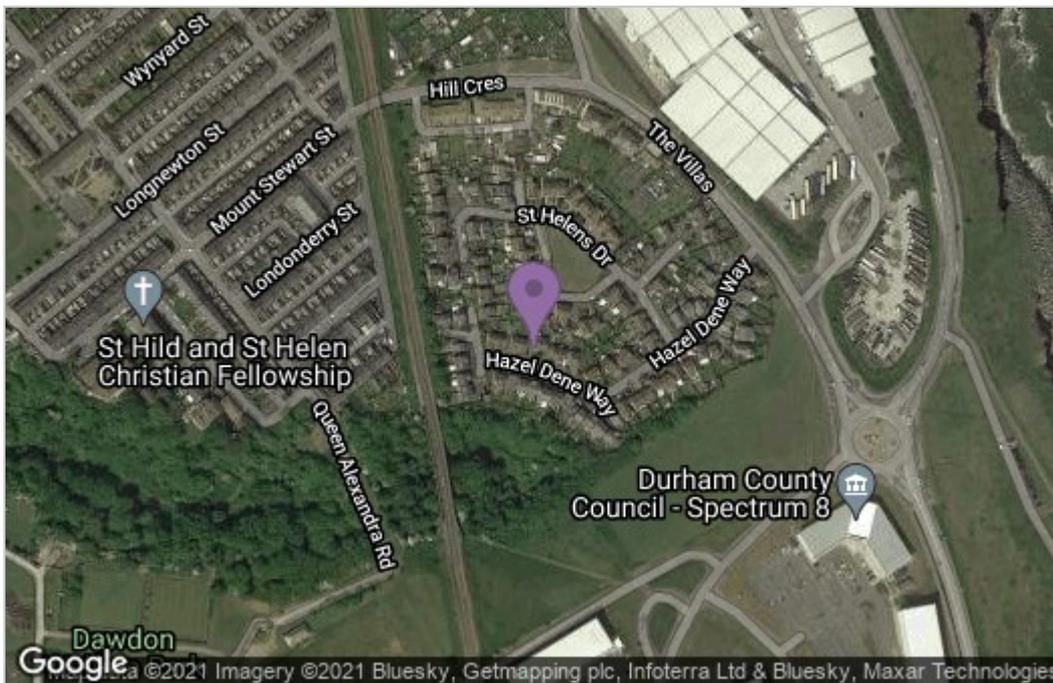
To the front of the property is an open plan garden to the front whilst to the rear is a lawned garden with patio area



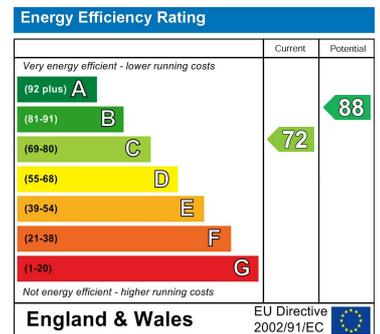
Floor Plan



Area Map



Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Seaham

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