



# RYAN JAMES

ESTATE AGENTS

A bespoke & personal service, defined by expertise.



## 5 Ramsey Grove, Seaham Murton SR7 9GQ

£165,000

An opportunity to purchase this spacious four bedroom townhouse situated on the ever popular Ramsey Grove. Located a short distance from a range of local amenities including Dalton Park shopping centre and Seaham's coastline, the property is the perfect family home for any potential buyer. The accommodation on offer is set over three floors and in brief comprises of an entrance hall, a cloakroom/w.c., a modern fitted kitchen/diner with patio doors opening to the rear garden, a galleried first floor landing, a spacious lounge, a house bathroom, an airing cupboard, a bedroom. a second floor landing, a master bedroom with en-suite, two further bedrooms and storage cupboard. To the exterior of the property there is an enclosed south facing rear garden and to the front there is a driveway leading to the integral garage. With the added benefits of gas central heating, double glazing throughout and no chain, viewing is highly recommended to appreciate the size, location, charm and features of the accommodation on offer. EPC 'TBC'



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## The Accommodation Comprises

### Entrance Hall

With a double glazed door to the front elevation, tile flooring and radiator.

### Kitchen/Diner

14'9" x 12'7" (4.5 x 3.86)

Including a modern fitted range of wall, drawer and base units incorporating rolled edge work surfaces, porcelain sink with drainer and chrome mono mixer tap, tiled splashbacks, integrated electric oven with ceramic hob & extractor hood, plumbing for a washing machine, integrated fridge freezer & washing machine, tiled flooring, radiator and double glazed window & French doors leading out to the rear garden.

### Cloakroom/W.C.

6'0" x 2'9" (1.85 x 0.86)

Including a low level WC, pedestal wash hand basin, extractor fan, tiled flooring and radiator.

### First Floor Landing

Galleried first floor landing with a double glazed window to the front elevation.

### Lounge

15'10" x 6'5" (4.85 x 1.96)

With a double glazed windows to the rear elevation, French doors & Juliet balcony, TV point and radiator.

### House Bathroom

8'1" x 5'7" (2.48 x 1.71)

Including a modern three piece suite comprising of a panelled bath, wash hand basin, low-level w.c., fully tiled walls, extractor fan and radiator.

### Bedroom Two

8'2" x 8'0" (2.49 x 2.46)

With double glazed window to the rear, built in wardrobes with sliding doors and radiator.

### Second Floor Landing

### Master Bedroom

13'11" x 11'3" (4.25 x 3.44)

With double glazed window to the front elevation, fitted wardrobes and radiator.

### En-Suite

6'1" x 6'0" (1.86 x 1.83)

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., fully tiled walls, inset dressing table area with wall mounted mirror, chrome towel rail, extractor fan and double glazed window to the front elevation

### Bedroom Three

13'5" x 8'3" (4.11 x 2.52)

With double glazed window to the rear elevation, built in wardrobes and radiator.

### Bedroom Four

10'0" x 6'4" (3.06 x 1.95)

With double glazed window to the rear elevation and radiator.

### Exterior

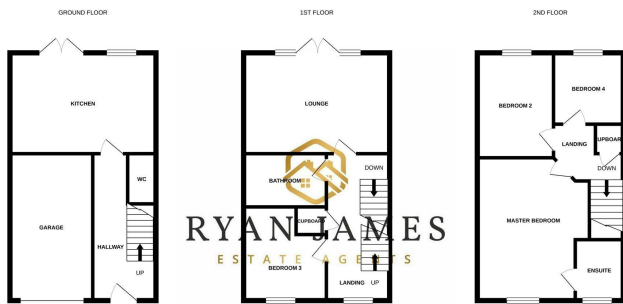




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While every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, fixtures and any other items are approximate and it is recommended to check for any errors, omissions or misstatements. This is not a contract and does not constitute an offer or any other agreement. It is for your information only and should not be relied upon for any purpose. It is to their operators or suppliers that the buyer should refer for any further information.

### Rear Garden

Enclosed lawned garden with patio area which can be accessed to the gate to the rear.

### Front Garden

Driveway leading to the garage.

### Viewing

Viewing is Strictly By Appointment Only.

### Disclaimer

1. Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation.
2. Ryan James Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition.
3. All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error
4. The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.
5. All EPC's are generated by a third party and Ryan James Estate Agents Ltd accepts no liability for their accuracy.

### Mortgage Advice

Ryan James Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor.

\*\*\* Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it \*\*\*

### Freehold

Ryan James Estate Agents believes the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property.

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| Energy Efficiency Rating                    | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

