

9 Leechmere Crescent

Seaham SR7 0JJ

kimmitt & roberts



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£125,000

9 Leechmere Crescent

Seaton Lane, Seaham, SR7 0JJ

This very impressive semi detached residence has been beautifully updated and is a credit to its present owner. Situated on this popular street, it stands upon a good sized site with off street parking, private rear garden, complete with a delightful refitted kitchen. Providing thoughtfully designed accommodation, its features include a contemporary kitchen, a stylish bathroom, gas central heating, UPVC double-glazing and attractive decor throughout. Viewing is unreservedly recommended.

TENURE - LEASEHOLD

MATERIAL INFO - TENURE - We are advised by the vendor that the property is Leasehold. The lease was for 999 years from May 1935 and pays £2.65 p.a. ground rent. This information has been provided by the vendor and has not been verified. We have not inspected the Title Deeds and nor have we had solicitor confirmation.

Entrance Porch

with entrance door and door to

Hall

with radiator and staircase leading to first

Lounge

11'9" x 11'1" + 12'5" x 7'6" (3.6m x 3.4m + 3.8m x 2.3m)
with two double glazed windows and two radiators





Kitchen

9'6" x 6'6" (2.9m x 2.0m)
with wall and base units with contrasting worktops, electric hob, electric oven, dishwasher, automatic washing machine, fridge freezer and large storage cupboard



Rear Vestibule

with door leading to rear of property

First Floor

Landing

Bedroom 1

11'5" x 9'10" (max) (3.5m x 3.0m (max))
with two built in wardrobes, double glazed window and radiator



Bedroom 2

9'6" x 6'6" (2.9m x 2.0m)
with double glazed window and radiator



Bathroom

having panel bath with over shower, w.c., wash hand basin, plastic splash back, double glazed window and radiator



Floor Plan

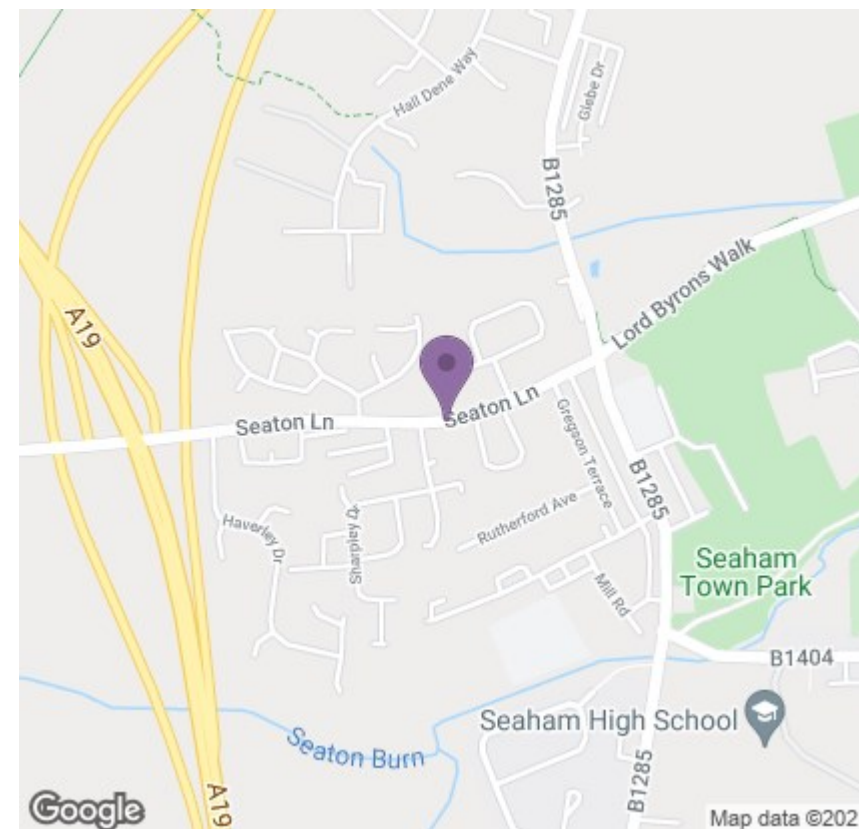


Viewing

Please contact our Kimmitt & Roberts - Seaham Office on 0191 581 3213 if you wish to arrange a viewing appointment for this property or require further information.

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.

Area Map



Energy Efficiency Graph

