

69 Ash Crescent

Durham SR7 7UF

kimmitt&roberts



£65,000

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Seaham, Durham, SR7 7UF

WAS £70,000, NOW £65,000

This is an excellent opportunity to secure one of these ever popular properties. Much sought after due to the combination of generous accommodation and convenient location - an ideal family home. Improved to include gas central and double-glazing, it is priced to allow for some further improvements. Externally it has a good sized lawned gardens to the front, side and rear, all enjoying a sunny aspect. Viewing essential.

Entrance Vestibule

with entrance door, radiator and staircase leading to first floor

Lounge

13'9" x 11'1" (max) (4.2m x 3.4m (max))

with inset electric fire with Adam style fire surround, radiator, double glazed window and opening to

Kitchen/Diner

15'5" x 6'6" (4.7m x 2.0m)

with wall and base units, electric hob, electric oven, sink unit, tiled splash back, two double glazed windows and double glazed door leading to rear

First Floor

Landing





Bedroom 1

12'1" x 11'5" (max) (3.7m x 3.5m (max))
with double glazed window, radiator and built in storage cupboard



Bedroom 2

9'6" x 8'2" (robes) (2.9m x 2.5m (robes))
with double glazed window, radiator and built in storage cupboard

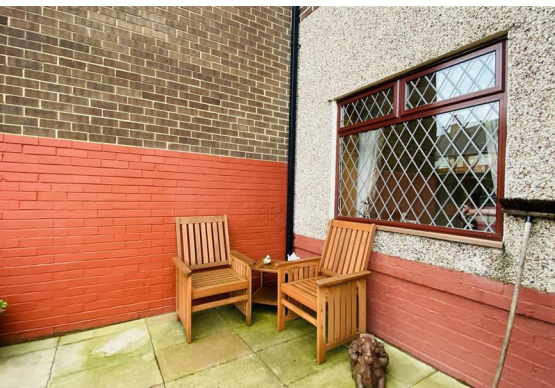


Shower Room

having stand alone shower, w.c., wash hand basin, radiator and double glazed window

Disclaimer

Kimmitt & Roberts Estate Agents Ltd gives notice that these particulars have not been checked and verified by the current owner. Therefore, they should not be assumed to be accurate until further verification.



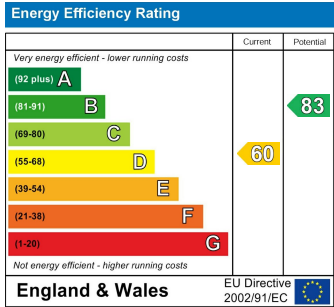
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our 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 firms employment has the authority to make or give any representation or warranty in respect of the property.