

13 Benevente Street

Co. Durham SR7 7TJ

kimmitt&roberts



£85,000

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Seaham, Co. Durham, SR7 7TJ

We cannot recommend highly enough the need of internal inspection of this mid terraced residence. Offered with impressive kitchen and bathroom, with the addition of Combi gas central heating, double-glazing and stylish decor. The accommodation is deceptively spacious and well proportioned and also includes a loft room.. It stands within a pleasant traffic free street, just off Princess Road, having a lawned garden to the front, and a yard to the rear.

Entrance Vestibule

with entrance door and door to

Hall

with radiator, laminate flooring and staircase leading to first floor

Lounge

13'1" x 9'6" (max) (4.0m x 2.9m (max))
with double glazed window and radiator

Kitchen/Diner

13'1" x 12'5" (4.0m x 3.8m)
with wall and base units with contrasting worktops, gas hob, electric oven, extractor fan, fridge freezer, double glazed window, radiator and laminate flooring

Rear Vestibule

with door leading to rear of property and built in storage cupboard housing combi boiler

Bathroom

having panel bath, w.c., wash hand basin, tiled walls, double glazed window and heated towel rail

First Floor

Landing



**Bedroom 1**

10'9" x 10'5" (max) (3.3m x 3.2m (max))
with double glazed window and radiator

Bedroom 2

11'9" x 8'10" (+ alcoves) (3.6m x 2.7m (+ alcoves))
with built in wardrobes, double glazed window and radiator

Bedroom 3

8'10" x 6'2" (2.7m x 1.9m)
with double glazed window and radiator

Second Floor**Loft Room**

11'1" x 8'6" + 6'10" x 4'11" (3.4m x 2.6m + 2.1m x 1.5m)
with velux window

Exterior

With enclosed yard to rear of property and enclosed garden to front

Disclaimer

Kimmit & 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.

Disclaimer 2

Please Note: It is our normal policy to obtain a completed questionnaire from the seller about the property and then disclose any material information to the buyer in accordance with the relevant Consumer Protection Regulations. We have been unable to obtain such a questionnaire in this case and we would ask all interested parties to bear this in mind if proceeding further.

Floor Plan

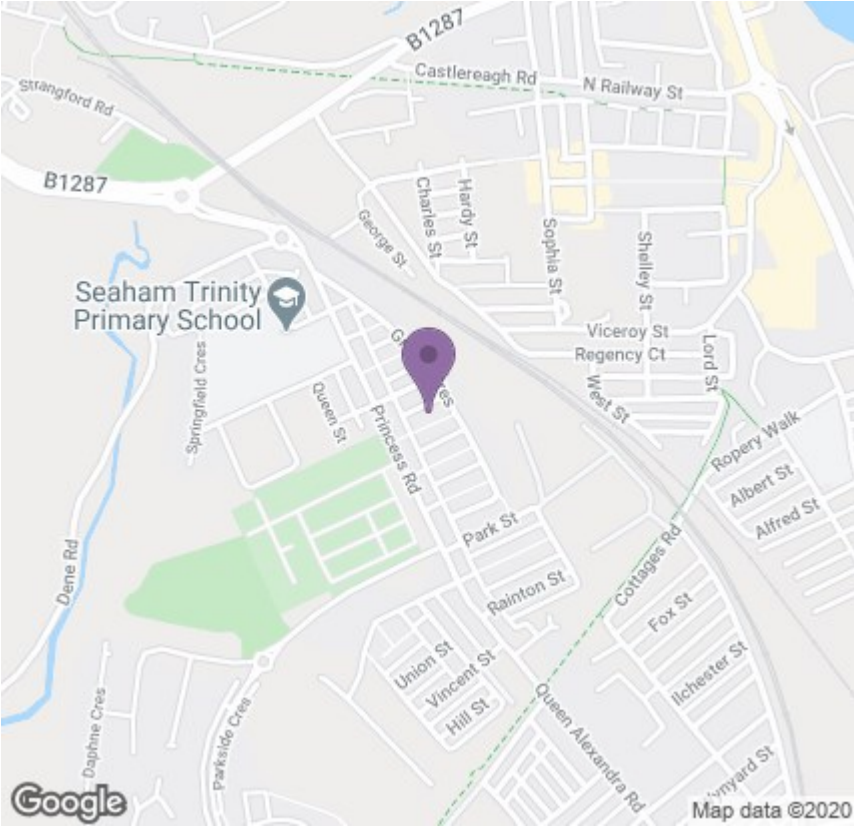


Viewing

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.

Area Map



Energy Efficiency Graph

