



£85,000

54 Melrose Crescent
, Seaham, SR7 0JZ

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We have pleasure in offering for sale, this realistically priced two bedroomed semi detached property with gas fired central heating and double glazing.

Occupying a prominent position with and on a sizeable site, this is a popular residential location, the property has accommodation which briefly comprises: entrance hallway with stairs to first floor, lounge and dining kitchen. To the first floor there are two bedrooms and a bathroom. Externally there are gardens to the front and rear of the property.

Melrose Crescent lies within easy reach of local neighbourhood shops, schools etc, which are available locally. More comprehensive shopping and recreational facilities and amenities are available within Seaham Town Centre which lies approximately 2 miles distant. Seaham is well placed for commuting purposes as it lies adjacent to the A19 Highway.

Entrance Vestibule

with entrance door, radiator and staircase leading to first floor

Lounge

14'1" x 10'2" (max) (4.3m x 3.1m (max))
with double glazed window and radiator, inset gas fire with marble surround

Kitchen

17'8" x 8'6" (5.4m x 2.6m)
with wall and base units with contrasting worktops and preparation surfaces, gas hob, electric oven, extractor fan, stainless steel sink unit, two double glazed windows and double glazed door leading to rear of property

First Floor

Landing

with double glazed window and built in storage cupboard

Bedroom 1

17'4" x 8'10" (5.3 x 2.7m)
with double glazed window and radiator

Bedroom 2

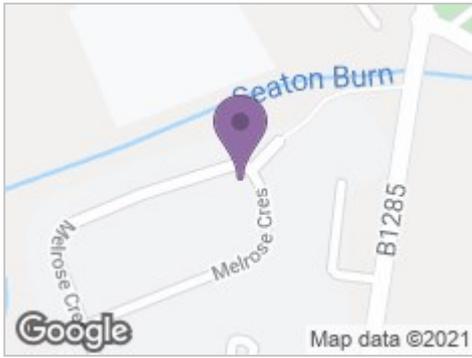
10'5" x 8'10" (3.2m x 2.7m)
with double glazed window, radiator and built in storage cupboard

Bathroom

having panel bath, w.c., wash hand basin, double glazed window and radiator



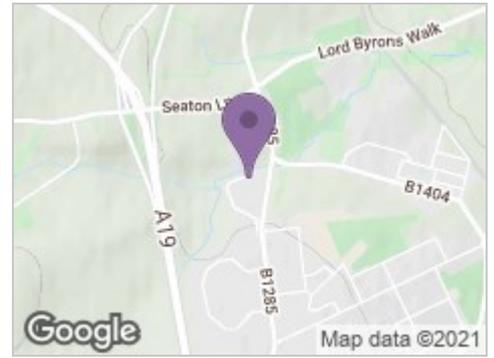
Road Map



Hybrid Map



Terrain Map



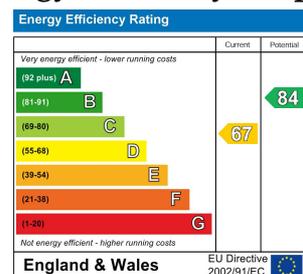
Floor Plan



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.

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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