

17 Alder Grove

Seaham SR7 7RT

kimmitt & roberts



£215,000

A Superb Example of its type! We have pleasure in offering this extended and improved 4 bedroom house occupying a pleasant position in what is recognised as one of Roseberry Park's better streets.

The property has been extended and improved and provides superb accommodation which briefly comprises: entrance hall, cloaks/wc, lounge, kitchen/dining room and conservatory. On the first floor there are four bedrooms, along with an ensuite to the master bedroom and family bathroom/wc. It has gardens to the front and rear, with the rear offering a good degree of privacy and seclusion. There is also a drive for car parking and a garage.

Roseberry Park is conveniently situated close to a range of local shops and amenities which are available close by, with a more comprehensive range of shopping and recreational facilities and amenities available within Seaham Town Centre which lies close by. Seaham is also well placed for access to the Dalton Park Shopping Outlet and is well placed for commuting purposes lying adjacent to the A19 Highway which provides good road links to other regional centres.

Entrance hall

with entrance door, laminate flooring, radiator and staircase leading to first floor



Cloak/W,C,

with w.c., wash hand basin, radiator and extractor fan



Lounge

13'9" x 10'9" (+ bay) (4.2m x 3.3m (+ bay))

with double glazed bay window and radiator

Kitchen/Diner

10'5" x 6'10" + 11'9" x 9'6" (3.2m x 2.1m + 3.6m x 2.9m)

with wall and base units with contrasting worktops and preparation surfaces



Utility Room

with wall and base units, plumbing for automatic washing machine and double glazed door leading to rear of property



Conservatory

13'5" x 12'9" (max) (4.1m x 3.9m (max))

Being fully double glazed with double glazed doors leading to rear of property

First Floor

Landing

with built in storage cupboard and access to loft

Bedroom 1

12'1" x 10'5" (+ bay) (3.7m x 3.2m (+ bay))

with double glazed bay window

Ensuite Bathroom

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

Bedroom 2

9'10", 13'1" x 6'6", 16'4" (3.4m x 2.5m) with double glazed window and radiator

Bedroom 3

8'2" x 7'10" (2.5m x 2.4m) with double glazed window and radiator

Bedroom 4

8'2" x 6'2" (+ robes) (2.5m x 1.9m (+ robes))

with built in wardrobes, double glazed window and radiator

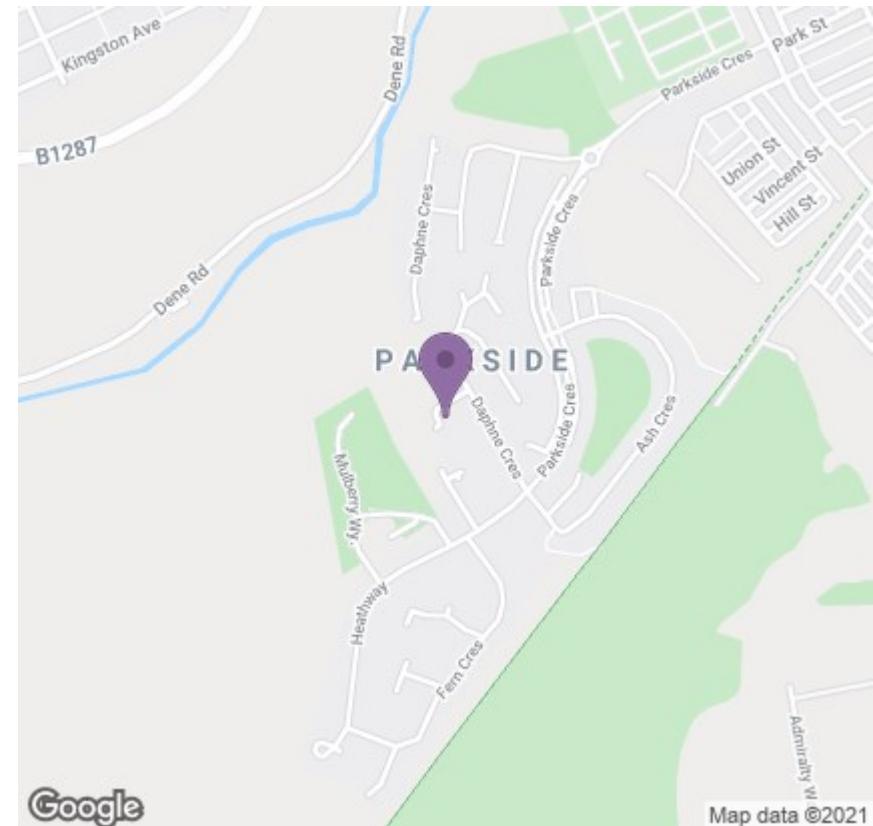
Bathroom

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

Floor Plan



Area Map



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.

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Seaham

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Energy Efficiency Graph

