

4 Watson Close

Seaham SR7 8ET

kimmitt & roberts



Asking Price £149,950

## 4 Watson Close

Dalton-le-Dale, Seaham, SR7 8ET

We have pleasure in offering for sale, this two bedroom semi detached property in this desirable cul-de-sac with the benefits of gas fired central heating and double glazing.

Occupying an attractive elevated position within this popular development, the property has undergone a great deal of internal updating. The property has an attractive floor plan briefly comprising: entrance hallway, lounge, open plan refitted kitchen/dining room, utility room and ground floor cloaks/wc. To the first floor there are two bedrooms and a family shower room. Externally there is a garden to the front and a good sized rear garden mainly laid to law, a driveway and a GARAGE in a separate block.

Watson Close is conveniently situated for access to local neighbourhood shops, schools etc which are all available within the development itself, with more comprehensive shopping and recreational facilities and amenities available within Seaham Town Centre which lies approximately 1.5 miles distant. Seaham is conveniently situated for commuting purposes being within a few minutes drive of the A19 Highway which provides good road links to both North and South.

### Entrance Hall

with entrance door, radiator and staircase leading to first floor

### Lounge

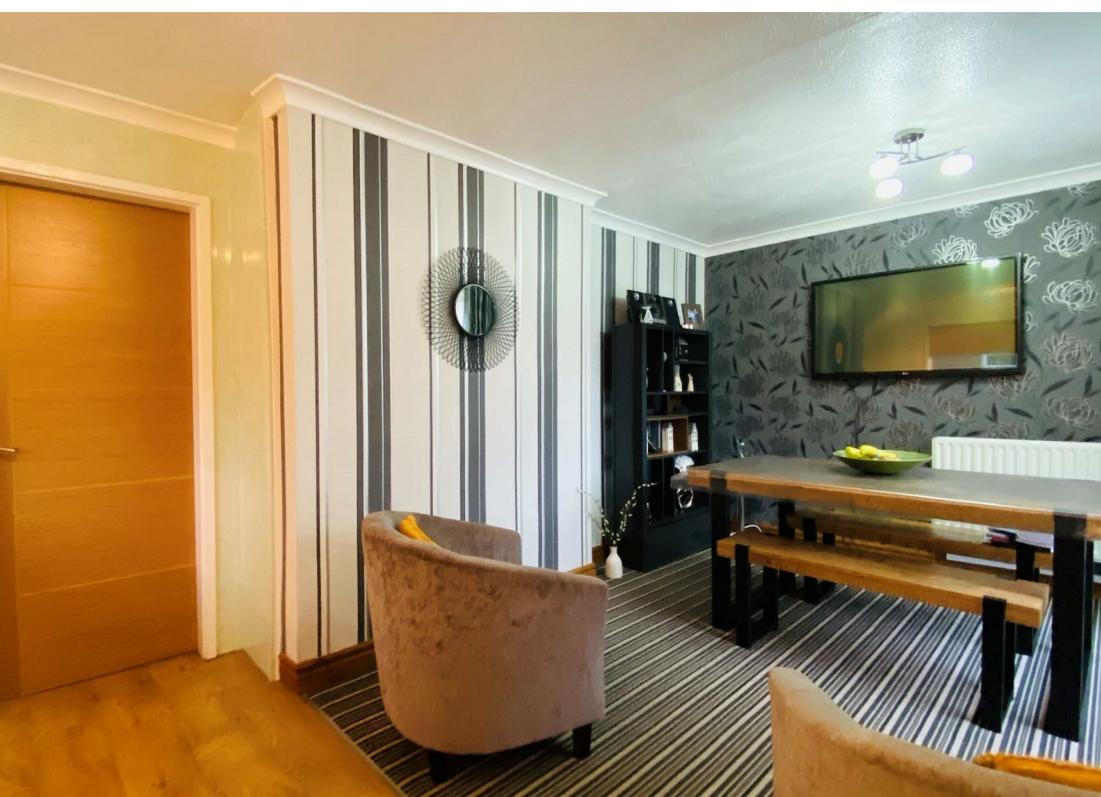
11'1" x 11'1" (max) (3.4m x 3.4m (max))  
with double glazed window and radiator

### Kitchen/Diner

17'4" x 10'9" (max) (5.3m x 3.3m (max))  
with wall and base units with contrasting worktops and preparation surfaces, radiator, stainless steel sink unit, double glazed patio doors leading to rear of property

### Utility Room

10'2" x 5'10" (3.1m x 1.8m)  
with wall and base units, double glazed window, radiator and door leading to rear of property





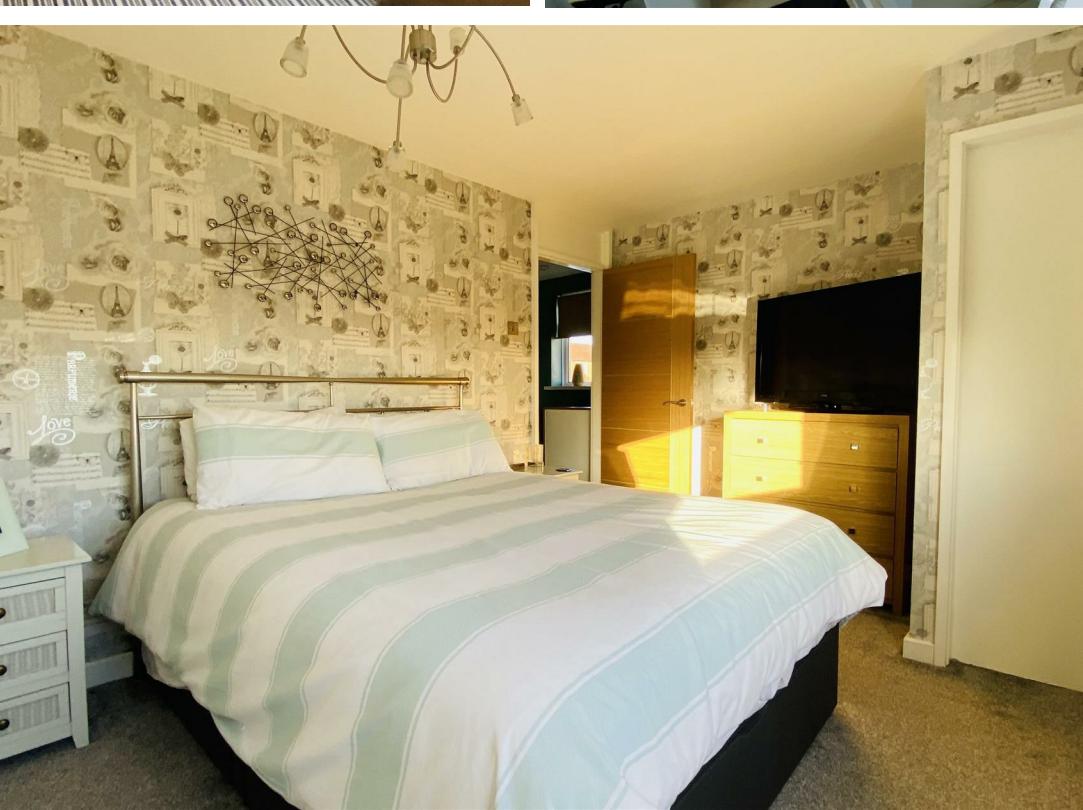
**Cloak/W.C.**  
with w.c., wash hand basin, plastic splash back and double glazed window

## First Floor

**Bedroom 1**  
12'5" x 9'6" (+ robes) (3.8m x 2.9m (+ robes))  
with built in wardrobes, double glazed window, radiator and built in storage cupboard

**Bedroom 2**  
11'1" x 8'6" (+ robes) (3.4m x 2.6m (+ robes))  
with built in wardrobes, double glazed window and radiator

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



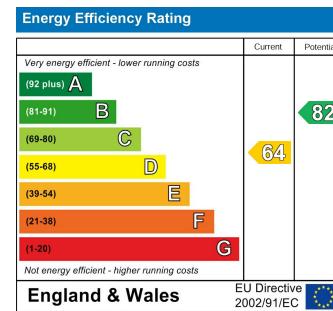
## Floor Plan



## 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.

## Seaham

16 North Terrace, Seaham, County Durham, SR7 7EU  
0191 581 3213