

*31 Stonecroft Way*

Durham SR7 7DG

**kimmitt&roberts**



**£189,950**



31 Stoneycroft Way

Seaham, Durham, SR7 7DG

*We have pleasure in offering for sale this superbly presented and much improved three bedroom semi detached home on the award winning East Shore Village Development.*

*Presented to high standards, the property has accommodation comprising: Entrance Hall, Ground Floor WC, Kitchen/Diner, Lounge leading to the sunny rear garden. To the first floor there are three bedrooms and a refitted family Bathroom. Externally there is a larger than average rear garden with sunny patio areas with the addition of a garden office / study (previously the garage). To the front is an open garden with driveway for multiple cars leading to a store.*

*East Shore Village is an acclaimed and popular development on the North East coast in Seaham. Early viewing is essential for full appreciation.*

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

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

**Kitchen**  
10'5" x 10'5" (+ recess) (3.2m x 3.2m (+ recess))  
comprising wall and base units with contrasting worktops, gas hob, electric oven, extractor fan, stainless steel sink unit, tiled splash backs, double glazed window and radiator

**Lounge**  
14'9" x 11'1" (4.5m x 3.4m)  
with double glazed window, laminate flooring, understairs storage cupboard and double glazed french doors leading to rear of property

**First Floor**







## Landing

### 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 3

6'6" x 6'2" (2.0m x 1.9m)

with double glazed window, radiator and laminate flooring

### Bathroom

having panel bath with over shower, w.c., wash hand basin, heated towel rail and double glazed window

### Exterior

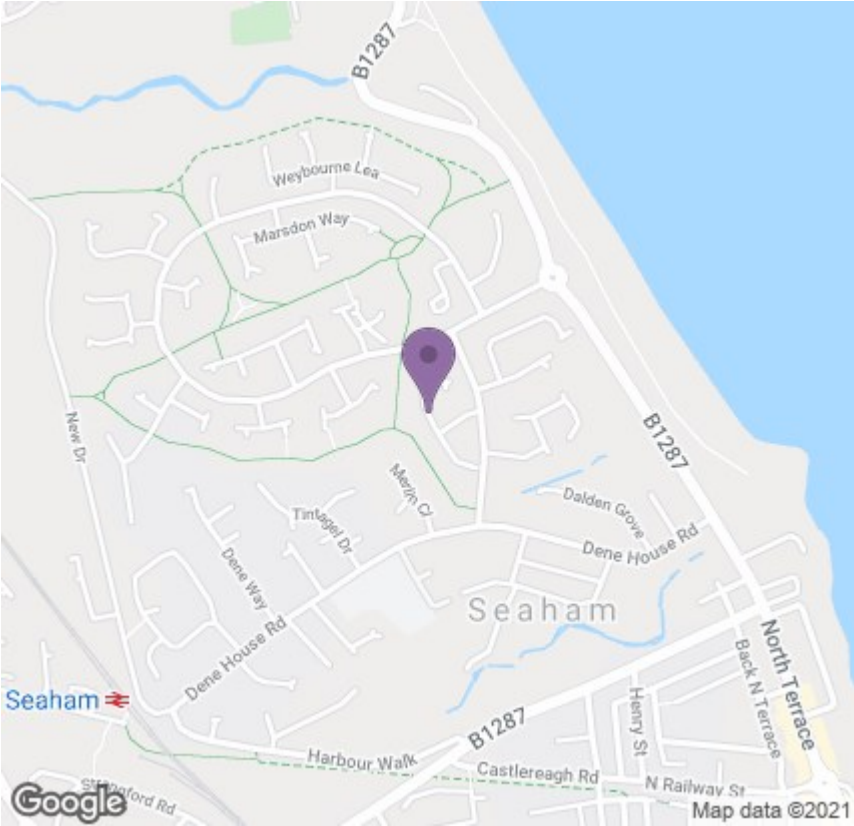
with good size rear garden with lawn and decked patio



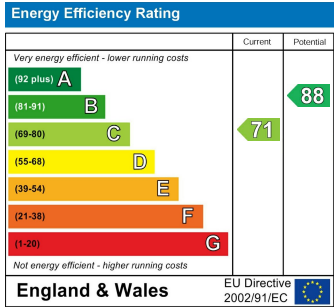
Floor Plan



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.

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