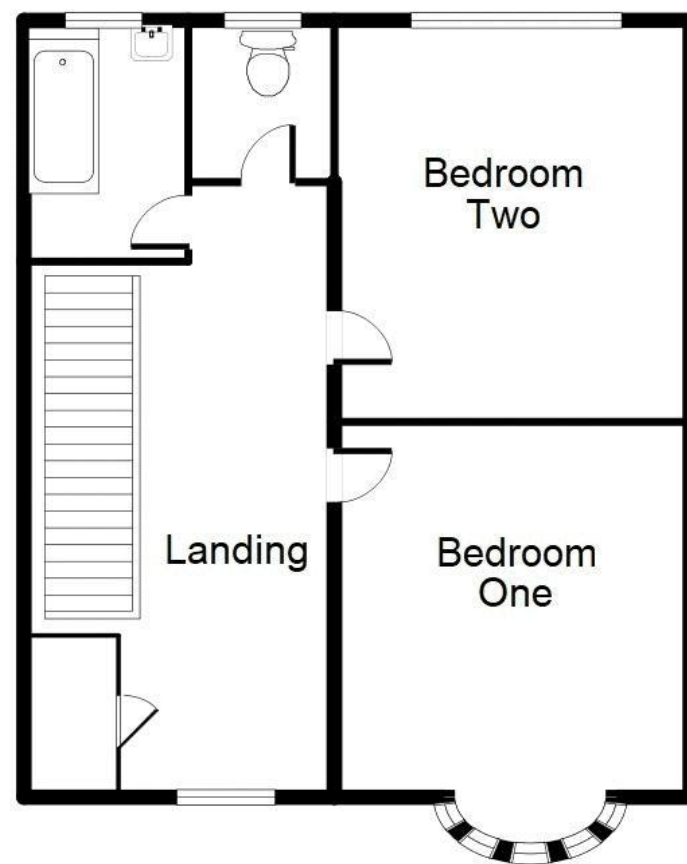


**SUMMARY**

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Garage and Drive
- Gardens to the Front and Rear
- No Upward Chain
- Walking Distance to Seaburn Metro Station
- EPC Rating E



Situated only a short walk from Seaburn Metro Station and local amenities this semi detached property is in need of some updating but is well presented throughout. The accommodation includes entrance hall, lounge with double doors through to dining room, kitchen and utility room. To the first floor there are two large double bedrooms, bathroom and separate WC. Externally there is an enclosed garden to the rear with a sunny aspect and garage and drive providing off street parking. Other benefits include gas central heating and double glazing.







## ACCOMMODATION

### Entrance Hall

**Lounge** 11' 10" x 11' 6" (3.616m x 3.512m)

**Dining Room** 11' 6" x 12' 2" (3.496m x 3.697m)  
With sliding doors into rear garden.

**Kitchen** 8' 11" x 8' 6" (2.707m x 2.591m)  
With a range of base and wall units with contrasting work surfaces and free standing appliances. Door leading to;

**Utility room** 5' 2" x 3' 11" (1.579m x 1.198m)  
Additional cupboards providing storage and door leading to rear garden.

**Stairs to;**

### First Floor Landing

**Bedroom One** 14' 8" x 11' 6" (4.459m x 3.503m)  
Large double bedroom with front facing bay window.

**Bedroom Two** 12' 2" x 11' 6" (3.704m x 3.503m)  
Rear facing double bedroom with built in wardrobes.

**Bathroom** 6' 0" x 4' 8" (1.826m x 1.423m)  
Panel bath with overhead electric shower and pedestal wash hand basin.

**Separate WC** 3' 3" x 2' 11" (0.995m x 0.886m)

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### Outside

Enclosed garden to the rear with mature edges and borders and patio area it offers a sunny aspect.

### Garage

With up and over door.

