



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



LEECHMERE CRESCENT, SEATON LANE, SEAHAM £90,000

This 2 bedroom semi detached house is situated in a prominent position on Leechmere Crescent, Seaton Lane in the popular area of Seaham being located close to local schools, shops, amenities and direct access to the A19. The property itself is in need of some modernisation and briefly comprises of Entrance Vestibule, Living Room, Dining Area, Kitchen, Utility and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front driveway and rear garden. There is NO ONWARD CHAIN involved with the sale. The property must be viewed to appreciate the home and potential on offer.

Semi Detached House
Living Room
Utility
Modernisation Needed

2 Bedrooms
Dining Area
No Chain Involved
EPC Rating: TBC



LEECHMERE CRESCENT, SEATON LANE, SEAHAM

£90,000

Entrance Hall

Stairs to the first floor.

Living Room

11'3" x 12'3"

Double glazed window, double radiator, opening to dining area.

Dining Room

14'9" x 9'6"

Double glazed window, cupboard with wall mounted gas central heating boiler.

Kitchen

9'5" x 12'2"

The kitchen has a range of floor and wall units, double glazed window, stainless steel sink and drainer with mixer tap, radiator, door to the garden.

Utility

8'11" x 4'11"

Double glazed window.

First Floor

Landing, double glazed window.

Bedroom 1

11'5" x 12'2"

Front facing, double glazed window, double radiator.

Bedroom 2

8'5" x 10'4"

Rear facing, double glazed window, double radiator.

Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, towel radiator, corner bath with electric shower over.

Externally

Externally there is a front driveway and rear garden.

COUNCIL TAX

The Council Tax Band is Band A.

TENURE

We are advised by the Vendors that the property is held on a long Leasehold basis for a term of 999 years from 13 May 1935. Any prospective purchaser should clarify this with their Solicitor

M I C H A E L H O D G S O N

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

