



### 3 Manor Hall Close, Seaham, SR7 0LF

£119,950

PICTURE PERFECT....this one bedroom semi detached home is something special. The stunning accommodation briefly comprises: Entrance door to entrance hall, spacious lounge with stylish open plan staircase, fantastic fitted kitchen, stairs to first floor landing providing access to a large double bedroom and a bathroom with modern white suite. Externally there are front side and rear gardens with a driveway parking for two cars. Additional benefits include: Gas central heating, double glazing and a cul de sac position.

## Entrance door to

### Entrance Porch

Wood effect flooring, door to

### Lounge 13'4" x 11'8" (4.06m x 3.56m )



Bay window, laminate flooring, radiator, open staircase, double doors to

### Kitchen 13'7" x 5'1" (4.14m x 1.55m )



Range of fitted base and wall units with contrasting work surfaces incorporating an electric oven and hob with overhead extractor with glass splash back, part tiled, stainless steel sink and drainer with mixer tap, plumbing for washing machine, tiled floor, space for fridge freezer, radiator.

### Stairs To First Floor Landing

Storage cupboard.

### Bedroom 10'8" x 10'1" (3.25m x 3.07m )



Built-in double wardrobe, radiator.

## Bathroom



White suite with chrome effect fittings comprising: Low level w.c, P bath with overhead mains fed shower and fitted screen, pedestal wash basin, part tiled, tiled floor, heated towel rail, spotlights to ceiling.

## Externally



Front rear and side gardens with storage shed and driveway for two cars.

## Please Note

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.

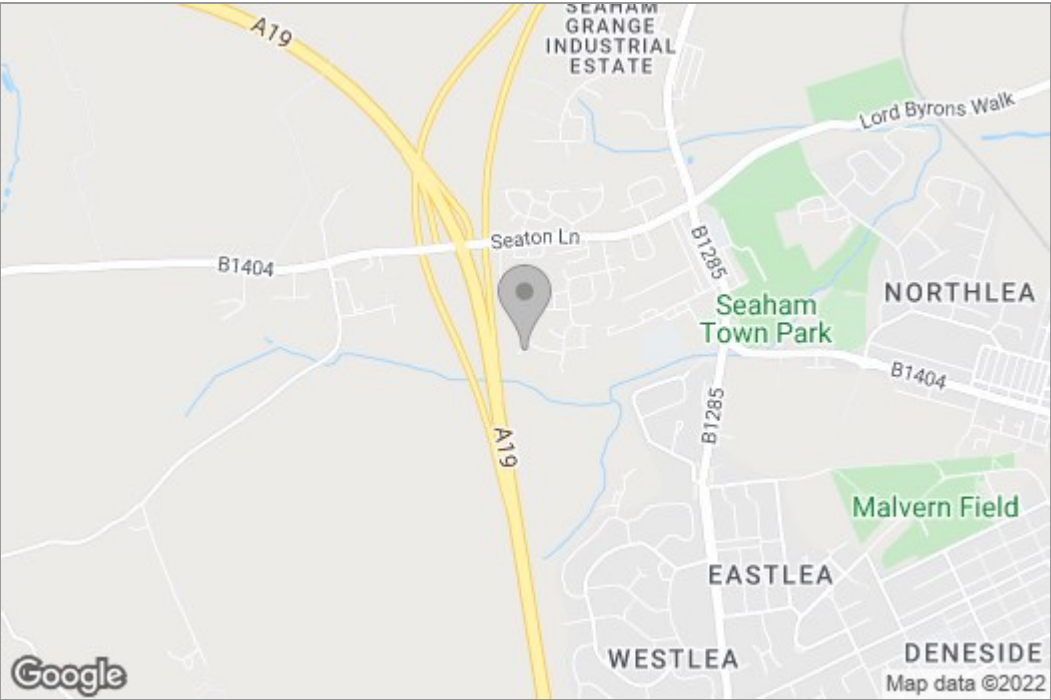
**MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service.

**PLEASE NOTE** Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the The Consumer Protection from Unfair Trading Regulations 2008 we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate at the time at which we inspected the property. 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 presentation 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.

Floor Plan

Area Map



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.

Energy Efficiency Graph

