



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

£114,950

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.

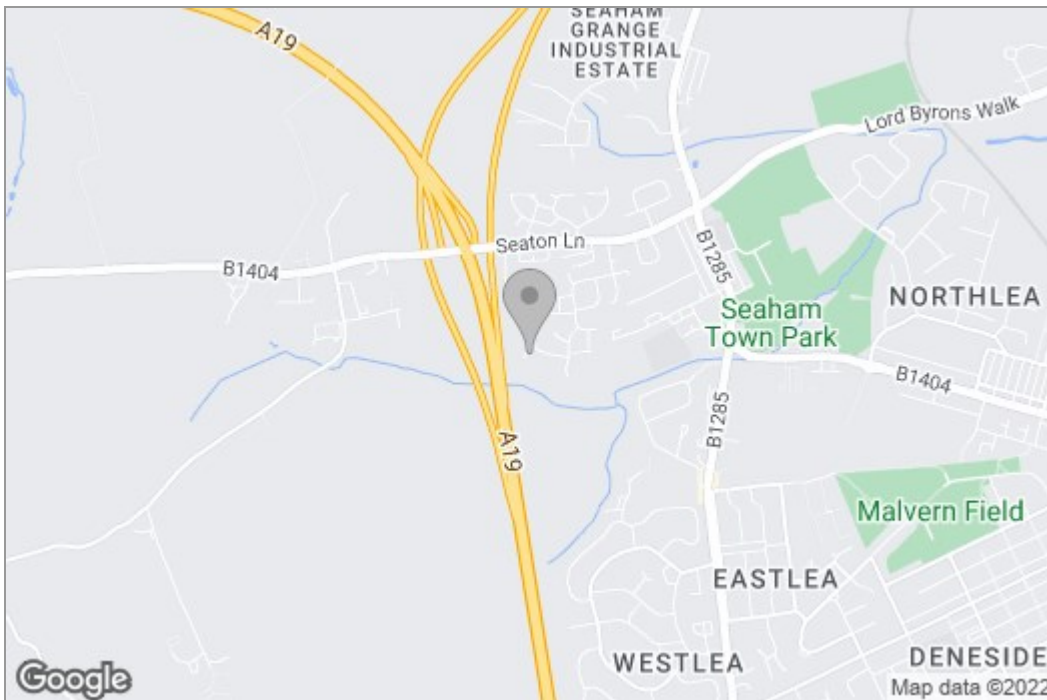
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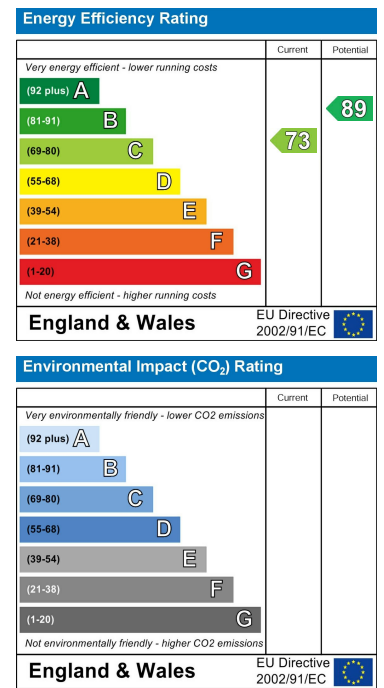
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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