

Douglas Way  
Murton  
Seaham  
SR7 9HX





good life  
sales & lettings





## Douglas Way

# Offers In The Region Of £195,000

### INTRODUCTION

UNBELIEVABLE VALUE FOR MONEY - 4 BED WELL PRESENTED TOWN HOUSE - EN SUITE TO MASTER BEDROOM - GARAGE + 2 DRIVEWAY PARKING SPACES - LANDSCAPED REAR GARDEN WITH SUNNY ASPECT - LOUNGE WITH JULIET BALCONY - SPACIOUS DINING KITCHEN WITH DOORS ONTO GARDEN - GREAT COMMUTER LOCATION FOR A19 - MINUTES FROM DALTON PARK ...

### ENTRANCE HALL

Recently replaced GRP double-glazed door. Carpet flooring and laminate flooring, radiator, carpet stairs to first floor landing, electric consumer unit. Door leading off to downstairs WC, door leading off to large kitchen/dining room.

### WC

6'2 x 2'10

Laminate wood-effect flooring, radiator, white toilet with low level cistern, white sink with single pedestal and chrome taps. Extractor fan.

### KITCHEN/DINING ROOM

14'9 x 12'6

Stylish marble effect laminate flooring, large double radiator, rear facing white uPVC double-glazed window, white uPVC double-glazed patio doors leading out to rear garden. Fitted kitchen with a range of wall and floor units in a light wood-effect finish with contrasting laminate work surface, integrated electric oven, 4 ring gas hob and feature extractor chimney in stainless steel finish, space and plumbing for a tall fridge/freezer, space and plumbing for a dishwasher, space and plumbing for a washing machine, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap, built in cupboard housing the combi boiler.

### FIRST FLOOR LANDING

Built in cupboard, stairs to second floor, radiator, front facing white uPVC double-glazed window, 3 doors leading off, 1 to lounge, 1 to bathroom, 1 to bedroom.

### LOUNGE

14'10 x 13'5

Laminate wood-effect flooring, large double radiator, white uPVC double-glazed windows and white uPVC double-glazed door leading out Juliet balcony with views over the rear garden. This is a lovely size lounge large enough to accommodate most arrangements of furniture.

## BATHROOM

8'0 x 5'5

Tiled flooring, radiator, white bath with chrome taps, white toilet with low level cistern, white sink with single pedestal and chrome taps, matching ceramic tiles to the walls with mosaic border detail. Extractor fan.

## BEDROOM 3

10'2 x 8'1

A good size single bedroom.

Laminate wood-effect flooring, radiator, front facing white uPVC double-glazed window.

## SECOND FLOOR LANDING

Built in cupboard, radiator, 3 doors leading off to bedrooms.

## BEDROOM 1

16'0 x 11'3

Measurements taken at widest points. Good size double bedroom.

Carpet flooring, radiator, front facing white uPVC double-glazed window. Door leading off to en-suite.

## EN-SUITE

6'0 x 6'0

Well appointed en-suite.

Matching tiles to walls and floor, radiator, front facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome taps, shower cubicle with folding doors and shower fed from the main hot water system. Extractor fan.

## BEDROOM 2

13'4 x 8'3

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window. This is a good size double bedroom.

## BEDROOM 4

10'0 x 6'3

Laminate wood-effect flooring, radiator, rear facing white uPVC double-glazed window.

## GARAGE

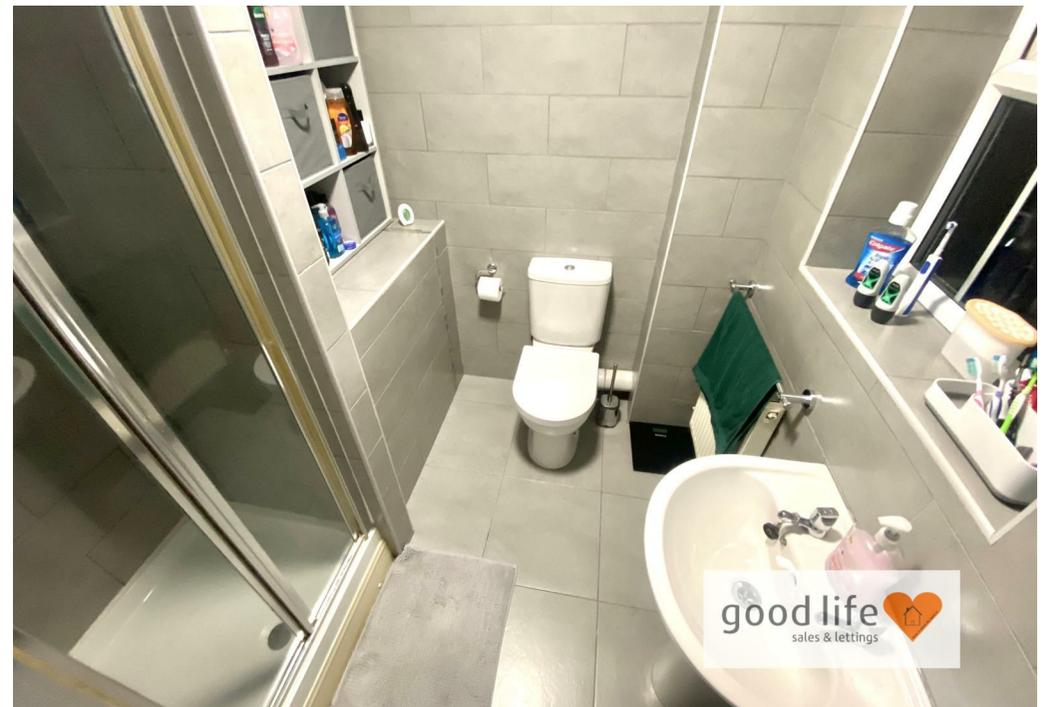
16'5 x 8'0

Manual up and over door, electric sockets and lighting.

## EXTERNALLY

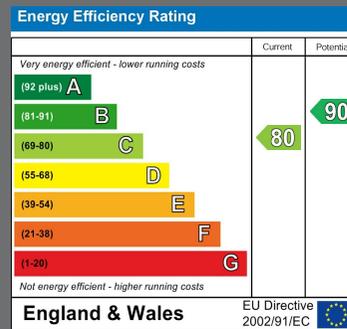
2 car bay parking in front of the house.

The property has a very nice landscaped rear garden which has been designed for year round use.



Local Authority  
Durham

Council Tax Band  
D



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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