

Beech Avenue  
Murton  
Seaham  
SR7 9JH



good life  
sales & lettings



# Beech Avenue

£85,000

## INTRODUCTION

VERY WELL PRESENTED LOTS OF RECENT EXPENDITURE - 2 DOUBLE BEDROOM END TERRACE - LOVELY FRONT GARDEN - 2 RECEPTION ROOMS - KITCHEN EXTENSION - NEW IMPRESSIVE BATHROOM WITH FREESTANDING BATH - HANDY ON STREET PARKING TO REAR - NO CHAIN

## ENTRANCE HALL

Entrance via white uPVC double-glazed door. Carpet flooring, double radiator, carpeted stairs to first floor landing. Door leading off to lounge.

## LOUNGE

Measurements do not include the depth of the bay window.

Carpet flooring, single radiator, white uPVC double-glazed window front facing with views over the garden. Fire surround with tiled hearth and back with built-in gas fire. Door leading off to dining area. This a lovely living area.

## DINING ROOM

Carpet flooring, double radiator, white uPVC double-glazed window rear facing with views over the courtyard. Electric fire. This is a great size room which the current owners have set up as a dining area with ample space for dining table and chairs and other furniture arrangements. This can be used as a second reception room if preferred. Door leading off to under stairs cupboard which houses the BAXI boiler and space for storage. Door leading off to kitchen.

## KITCHEN

Natural wood flooring, double radiator, white uPVC double-glazed window rear facing. Fitted kitchen with a range of wall and floor units in a white finish with contrasting work surfaces. 4 ring gas hob with extractor chimney. Integrated electric oven. Space and plumbing for washing machine. Space for tall fridge freezer. White uPVC double-glazed door with privacy glass leading out to rear courtyard.

## FIRST FLOOR LANDING

Carpet flooring, loft hatch. 3 doors leading off; 2 to bedrooms, 1 to bathroom.

## BEDROOM 1

Carpet flooring, single radiator, white uPVC double-glazed window front facing allowing lots of light into the space. Door leading off to built-in wardrobe providing useful hanging and storage space. Built-in cupboards providing additional storage. This is a lovely double bedroom.

## BEDROOM 2

Carpet flooring, single radiator, white uPVC double-glazed window rear facing. This is also a double bedroom.

## EXTERNALLY

The property benefits from a lovely, low maintenance front garden mainly paved and graveled with small rockery and lawn area with gated access and perimeter fencing.

To the rear is a courtyard with small area of artificial grass in corner, seating area offering a nice space with sunny aspect during the summer months. Gated access and parking immediately behind.

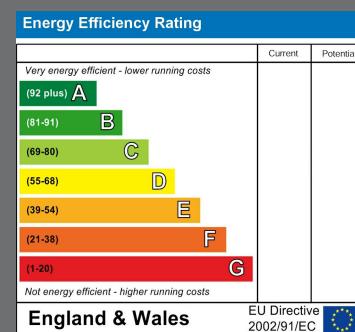


**Local Authority**

Durham

**Council Tax Band**

A



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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