

Short Grove
Murton
Seaham
SR7 9TE



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Short Grove

Offers In The Region Of £105,000

INTRODUCTION

Good Life Homes are delighted to bring to the market this ready-to-move-into two-bedroom semi-detached home in Murton. Occupying an attractive position overlooking a green pedestrian area to the front, the property offers a well-maintained front garden with a good degree of privacy, together with rear driveway parking and a low-maintenance paved garden with potential for further parking.

ENTRANCE PORCH

A white uPVC double-glazed entrance door opens into the porch, which has laminate wood-effect flooring and white uPVC double-glazed windows. A further white uPVC double-glazed door leads into the entrance hall.

ENTRANCE HALL

Stylish tiled flooring, double radiator and carpeted stairs to the first-floor landing. Three doors lead to the lounge/dining room, kitchen and downstairs WC.

DOWNSTAIRS WC

4'5 x 2'6

Laminate wood-effect flooring and a side-facing white uPVC double-glazed window with privacy glass. Toilet with concealed cistern, built-in sink and chrome tap. uPVC panelling to the walls and ceiling.

KITCHEN

13'8 x 7'6

Continuation of the tiled flooring from the entrance hall. Modern fitted kitchen in a white finish with complementary laminate work surfaces. Stainless-steel sink with single bowl, single drainer and matching Monobloc tap, positioned beneath a side-facing white uPVC double-glazed window with pleasant green views. Integrated electric oven, four-ring ceramic hob, stylish stainless-steel extractor hood and integrated microwave. Space for a tall fridge/freezer and space and plumbing for a washing machine. Double radiator and white uPVC double-glazed door giving access to the side of the property.

LOUNGE/DINING ROOM

22'0 x 11'4

Measurements taken at the widest points.

A generously proportioned room running from front to rear, with dual-aspect white uPVC double-glazed windows and radiators beneath. There is ample room for a variety of furniture arrangements together with a dining table and chairs. Both windows enjoy pleasant views.

FIRST FLOOR LANDING

Accessed via carpeted stairs from the entrance hall. Side-facing white uPVC double-glazed window, loft hatch and built-in cupboard housing a modern combination boiler. Three doors lead to the two bedrooms and bathroom.

BATHROOM

8'2 x 5'4

Stylish bathroom with attractive tiling to the walls and floor. Bath with tiled panel and chrome tap, together with a shower supplied by the combination boiler, comprising a fixed overhead shower and handheld shower. Toilet and sink set into a combined unit, with concealed cistern, push-button flush and chrome tap. Side-facing white uPVC double-glazed window with privacy glass and a graphite-coloured ladder-style radiator. Recessed ceiling lights, extractor fan and uPVC ceiling cladding.

BEDROOM 1

12'7 x 10'0

Measurements exclude the depth of the fitted wardrobes, which would add approximately 2ft to the room dimension.

A good-sized double bedroom with carpet flooring, radiator and front-facing white uPVC double-glazed window. Built-in storage cupboard and extensive fitted wardrobes with sliding doors along one wall.

BEDROOM 2

11'5 x 10'9

A double bedroom with carpet flooring, radiator and rear-facing white uPVC double-glazed window with pleasant views.

EXTERNALLY

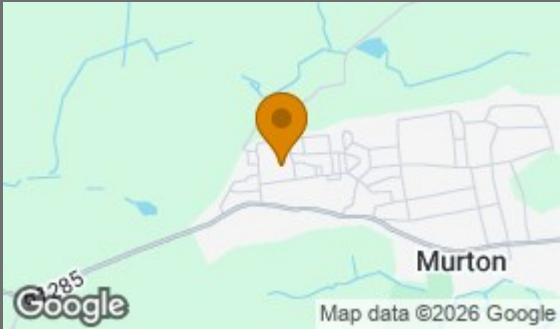
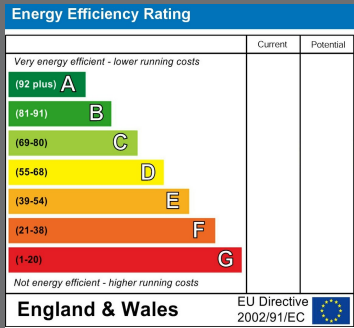
Front Garden - the property overlooks an attractive green pedestrian-only area to the front. Six-foot perimeter fencing provides a good degree of privacy around the well-maintained front garden.

Rear Garden and Parking - driveway parking to the rear for at least one vehicle, together with a low-maintenance, mostly paved garden area offering potential for further parking. The two rear areas are divided by fencing.



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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