



## 2 bed ground floor flat to buy in

Grenaby Way, Murton, Seaham, Durham,  
SR7 9GW

# £70,000

🛏 x 2 🚿 x 1 🚿 x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Offered with no onward chain
- ✓ Two well-proportioned bedrooms
- ✓ Stylish Jack and Jill bathroom
- ✓ Open-plan living and dining area
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

This charming two-bedroom ground-floor flat is offered to the market with no onward chain, presenting an ideal opportunity for first-time buyers, investors, or those seeking comfortable one-level living.

With a total floor area of approximately 667.36 sq. ft., the property provides well-proportioned and thoughtfully designed accommodation throughout. It features a bright and spacious open-plan living and dining area, perfect for both relaxation and entertaining, complemented by a modern fitted kitchen offering ample storage and workspace.

The layout includes a generous double bedroom, a well-sized single bedroom, and a stylish contemporary Jack and Jill bathroom providing access from both the hallway and main bedroom. Externally, the flat benefits from allocated off-street parking, visitor parking, and a secure telecom entry system, offering convenience and peace of mind.

Ideally located within walking distance of local amenities and transport links, and close to the popular Dalton Park shopping centre, this beautifully presented home combines modern comfort, accessibility, and the ease of single-level living.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 130

Price: £70,000

Property Type: Ground floor flat

Parking: Allocated


Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Grenaby Way, Murton, Seaham, Durham, SR7 9GW

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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