



## 2 bed terraced house to buy in

West Avenue, Murton, Seaham, Durham,  
SR7 9RG

**£89,950**

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Spacious Family Home
- ✓ Two Double Bedrooms
- ✓ Two Reception Rooms
- ✓ Stunning Four Piece Bathroom
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*SPACIOUS FAMILY HOME\*\*TWO DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*MODERN KITCHEN\*\*STYLISH FOUR PIECE BATHROOM\*\*PRIVATE REAR YARD\*\***

Pattinson Estate Agents are excited to welcome to the market this very impressively presented, two bedroom family home situated on the highly sought after street of West Avenue, Murton. Perfectly positioned within close proximity to local shops and amenities, fantastic public transport and major road links via the A19. Also within walking distance to popular local schools and Dalton Park Outlet, as well as being short drive to local golf courses, Durham Heritage Coast, Sunderland & Durham City Centre's.

This family residence is modernly decorated and spacious throughout, briefly consisting:- Entrance/hallway, lounge, dining room and modern kitchen. To the first floor lies two double bedrooms and a stylish four piece bathroom, externally to the rear there is a private yard.

Early viewings come highly recommended to appreciate the size and standard of this home. Please call our Houghton Branch on arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers In Excess Of £89,950

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has laminate flooring, a radiator and a storage cupboard.



## Lounge

3.76m x 3.81m (12'4" x 12'6")

Spacious lounge with laminate flooring, a radiator and a double glazed front aspect window. The lounge also gives open flow access to the dining room.



## Dining Room

3.93m x 4.93m (12'10" x 16'2")

Separate diner with laminate flooring, a radiator and French doors leading to the rear yard. The diner also gives access to the kitchen and first floor staircase.



## Kitchen

4.31m x 2.24m (14'1" x 7'4")

Modern kitchen benefiting from a range of upper and lower units with contrasting square edge worksurfaces and matching up-stands, a composite sink unit, integrated dishwasher, fridge/freezer, oven and a ceramic hob. Laminate flooring, plumbing for a washing machine, a vertical radiator, double glazed window and an external door leading to the rear yard.



## Bedroom One

3.73m x 4.95m (12'2" x 16'2")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bedroom Two

4.09m x 3.08m (13'5" x 10'1")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bathroom

4.12m x 2.28m (13'6" x 7'5")

Stylish four bathroom benefiting from a walk-in shower, paneled bath, W.C and a hand wash basin with a vanity draw. Luxury vinyl tile flooring, UPVC cladded splash back, a radiator and a double glazed rear aspect window.

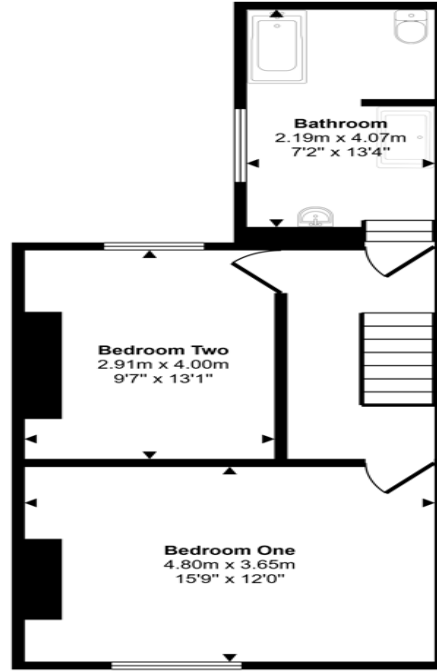
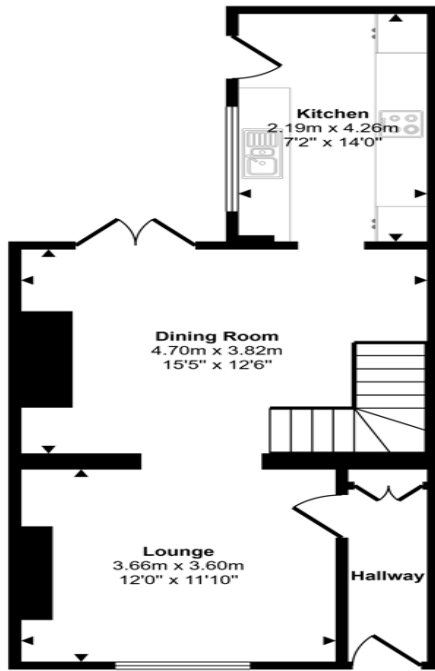


## External

Externally to the rear there is a private yard.



Approx Gross Internal Area  
93 sq m / 1002 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>	64		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

West Avenue, Murton, Seaham, Durham, SR7 9RG

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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