



Mariners Way, Seaham

Offers in the Region of £120,000

2 DOUBLE BED SEMI DETACHED HOUSE

DOWNSTAIRS WC

DRIVEWAY TO THE FRONT

DINING KITCHEN

EPC RATING (to follow)

CLOSE TO SHOPPING CENTRE, SCHOOLS & TRANSPORT LINKS

2 DOUBLE BED SEMI DETACHED HOUSE – DINING KITCHEN – DOWNSTAIRS WC – DRIVEWAY – POPULAR SEAHAM LOCATION CLOSE TO AMENITIES. Good Life Homes are delighted to bring to the market this 2 double bedroom semi detached house situated in cul-de-sac within this popular Seaham development close to sea front, shopping centre, local schools and transport links. Briefly comprising on the ground floor; entrance hall, WC, lounge and kitchen diner with French doors leading out to rear garden. To the first floor are 2 double bedrooms and a family bathroom. Externally, the property has a paved driveway to the front suitable for parking 1 vehicle if required. To the rear, the property benefits from a lawn garden with patio area and perimeter fencing providing a good degree of privacy. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed price selling fees start from just £995 on a no sale fee basis which means that you'll pay nothing unless we sell your home!

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ACCOMMODATION

ENTRANCE HALL

Entrance via GPR door. Carpet flooring, radiator. Door leading off to WC, door leading off to lounge.

WC 4' 3" x 4' 0" (1.29m x 1.22m)

Vinyl tile-effect flooring, radiator, side facing white uPVC double-glazed window with privacy glass. White toilet with low level cistern, white sink with single pedestal and chrome tap.

LOUNGE 14' 2" x 9' 7" (4.31m x 2.92m)

Carpet flooring, double radiator, front facing white uPVC double-glazed window, part open plan staircase leading to first floor landing, part open plan doorway leading to kitchen/dining room.

KITCHEN/DINING ROOM 14' 3" x 8' 0" (4.34m x 2.44m)

Vinyl tile-effect flooring, double radiator, rear facing white uPVC double-glazed window with fitted blinds, white uPVC double-glazed patio doors looking out and leading out to patio and rear garden. Modern fitted kitchen with a range of wall and floor units in a stylish finish with contrasting laminate work surfaces. Integrated electric oven, 4 ring gas hob and feature extractor chimney with stainless steel splash back. Integrated fridge/freezer. Space and plumbing for a washing machine and dryer, stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Built-in cupboard housing modern central heating boiler which is recently replaced and the benefits from a 10 year warranty facility, transferrable to the new owner. Remote control thermostat which is accessible via app if required.

FIRST FLOOR LANDING

3 doors leading off, 2 to bedrooms and 1 to bathroom.

BATHROOM 7' 4" x 6' 2" (2.23m x 1.88m)

Vinyl flooring, radiator, front facing white uPVC double-glazed window with privacy glass. White bathroom suite comprising; toilet and sink built into vanity unit with concealed cistern and push button flush and chrome tap, bath with panel, glass shower screen over and shower fed from the main hot water system. The area around the bath is finished in a stylish ceramic tile. Recessed lights to the ceiling and extractor fan.



BEDROOM 2 11' 8" x 6' 7" (3.55m x 2.01m)

Measurements are approx. Carpet flooring, front facing white uPVC double-glazed window, radiator. This is a good size bedroom which would accommodate a double bed or certainly a large single.

BEDROOM 1 12' 6" x 10' 1" (3.81m x 3.07m)

Carpet flooring, radiator, rear facing white uPVC double-glazed window. Fitted wardrobes to one wall with sliding mirrored doors providing a good degree of storage and hanging space. Additional built-in cupboard providing storage.

EXTERNALLY

The property has a block paved driveway suitable for parking at least 1 possibly more vehicles. Low maintenance front garden, access down the side of the property to the rear of the property. The property benefits from a large rear garden plot which extends approx. 47ft from the rear elevation of the property and has a generous paved patio area and generous wall with perimeter fencing. Garden shed for storage etc.

