



MICHAEL HODGSON

estate agents & chartered surveyors

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## LEECHMERE CRESCENT, SEATON LANE, SEAHAM £90,000

This 2 bedroom semi detached house is situated in a prominent position on Leechmere Crescent, Seaton Lane in the popular area of Seaham being located close to local schools, shops, amenities and direct access to the A19. The property itself is in need of some modernisation and briefly comprises of Entrance Vestibule, Living Room, Dining Area, Kitchen, Utility and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front driveway and rear garden. There is NO ONWARD CHAIN involved with the sale. The property must be viewed to appreciate the home and potential on offer.

Semi Detached House

2 Bedrooms

Living Room

Dining Area

Utility

No Chain Involved

Modernisation Needed

EPC Rating: D

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## Entrance Hall

Stairs to the first floor.

## Living Room

11'3" x 12'3"

Double glazed window, double radiator, opening to dining area.

## Dining Room

14'9" x 9'6"

Double glazed window, cupboard with wall mounted gas central heating boiler.

## Kitchen

9'5" x 12'2"

The kitchen has a range of floor and wall units, double glazed window, stainless steel sink and drainer with mixer tap, radiator, door to the garden.

## Utility

8'11" x 4'11"

Double glazed window.

## First Floor

Landing, double glazed window.

## Bedroom 1

11'5" x 12'2"

Front facing, double glazed window, double radiator.

## Bedroom 2

8'5" x 10'4"

Rear facing, double glazed window, double radiator.

## Bathroom

White suite comprising of a low level WC, pedestal basin with mixer tap, double glazed window, towel radiator, corner bath with electric shower over.

## Externally

Externally there is a front driveway and rear garden.

## COUNCIL TAX

The Council Tax Band is Band A.

## TENURE

We are advised by the Vendors that the property is held on a long Leasehold basis for a term of 999 years from 13 May 1935. Any prospective purchaser should clarify this with their Solicitor

# M I C H A E L   H O D G S O N

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