



MICHAEL HODGSON

estate agents & chartered surveyors



QUEENS AVENUE, SEAHAM £99,950

An opportunity to purchase a 2 bed terraced house situated on Queens Avenue in Dalton-le-Dale that is likely to appeal to a wide variety of purchasers including first time buyers, families and investors alike having undergone a scheme of modernisation and improvements and must be viewed to be fully appreciated. Internally the living accommodation briefly comprises of: Entrance Hall, Living Room, Dining Room, Kitchen and to the First Floor 2 Bedrooms and a Bathroom. Externally there is a front lawned garden and a rear yard with decking area and a gated driveway providing off street parking if required. There is NO ONWARD CHAIN involved with the sale. Viewing is advised to appreciate the property on offer

Mid Terraced House
Living Room
Kitchen
No Chain Involved

2 Bedrooms
Dining Room
New Bathroom
EPC Rating:D



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Entrance Hall
Radiator, stairs to the first floor.

Living Room
12'2" x 11'5"
The living room has a double glazed window, radiator, laminate floor.

Dining Room
14'8" x 8'10"
The dining room has double glazed French doors to the rear yard, radiator, laminate floor, storage cupboard, there is an additional range of floor and wall kitchen units in the dining room.

Kitchen
6'2" x 8'0"
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, electric oven, electric hob with extractor over, wall mounted gas central heating boiler, double glazed window.

First Floor
Landing, loft access.

Bedroom 1
12'4" max x 14'8" max
Front facing, two double glazed windows, radiator.

Bedroom 2
8'1" x 9'5"
Rear facing, double glazed window, radiator.

Bathroom
New white suite comprising of a low level WC, wash hand basin with mixer tap set on a vanity unit, bath with shower over and mixer tap, double glazed window.

Externally
Externally there is a front lawned garden and a rear yard with decking area and a gated driveway providing off street parking if required.

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 13th 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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