



### 3 bed end of terrace house to buy in SR7

Doxford Terrace North, Murton, Seaham, Durham, SR7 9RU

# £145,000

🛏 x3 🚿 x1 🚗 x3

Tenure

**Freehold**

### Property features

- ✓ Extended Family Home
- ✓ End Of Terrace
- ✓ Three Double Bedrooms
- ✓ North/West Facing Garden
- ✓ EPC Rating C

Off Street parking

Garden

## Key Information

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

## Description

**\*\*EXTENDED FAMILY HOME\*\*END OF TERRACE\*\*THREE DOUBLE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*LOFT ROOM WITH STAIRCASE ACCESS\*\*DRIVEWAY & GARAGE\*\*PRIVATE, NORTH/WEST FACING REAR GARDEN\*\***

Pattinson Estate Agents are delighted to bring to the market this immaculately presented end of terrace family home, which boasts three double bedrooms and a loft room accessible via a separate staircase. Positioned within the popular area in Murton of Doxford Terrace North, which is within close proximity to local shops and other amenities, great public transport and major road links via the A19. Also within walking distance to an array of public schools, as well as a short drive to Hetton Lyons Country Park, Dalton Park Outlet, Seaham Beach and Train Station.

This impressive family home is spacious throughout and briefly consists of:-Entrance/porch, lounge, dining room with a multi fuel burner, modern kitchen/breakfasting area and a conservatory. To the first floor lies three double bedrooms, one of which gives access to a loft room a separate staircase and there is a stylish four piece family bathroom, externally to the front there is a driveway and garage, to the rear there is a good sized North/West facing garden, which benefits from, not being overlooked.

Early viewings come highly recommended to appreciate the size and standard of this spacious home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £145,000

Property Type: End of terrace house

USPs: Garden

Parking: Off Street

Heating: Gas

## Entrance/Porch

1.55m x 3.13m (5'1" x 10'3")

Property entrance leading to the porch, which has tiled flooring and double glazed windows.



## Dining Room

3.67m x 3.87m (12'0" x 12'8")

Separate diner with a multi fuel burner, carpet flooring, storage cupboard, radiator and a double glazed front aspect window.



## Lounge

3.44m x 4.92m (11'3" x 16'1")

Spacious lounge carpet flooring, an impressive feature electric fireplace, radiator and French doors leading to the conservatory.



## Kitchen/Breakfasting Area

3.50m x 2.92m (11'5" x 9'6")

Stunning kitchen benefiting from a range of upper and lower units with contrasting Quartz worksurfaces and bespoke breakfast bar, hide-a-way cupboard for a washing machine, under mount sink unit, dual ovens, induction hob, full length fridge and freezer. Laminate flooring tiled splash back, a radiator, double glazed front aspect window and an external door leading to the rear garden.



## Conservatory

3.43m x 4.13m (11'3" x 13'6")

Double glazed conservatory with laminate flooring, radiator and French doors leading to the rear garden.



## Bedroom One

3.37m x 4.32m (11'0" x 14'2")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window. This bedroom also gives access to a loft room via a separate staircase.



## Loft Room

3.28m x 4.55m (10'9" x 14'11")

The room has laminate flooring and a glazed window.



## Bedroom Two

3.65m x 2.90m (11'11" x 9'6")

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



## Bedroom Three

3.58m x 2.67m (11'8" x 8'9")

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



## Bathroom

2.65m x 2.79m (8'8" x 9'1")

Stylish four piece bathroom benefiting from a walk-in shower, free standing bath, hand wash basin and WC. Laminate flooring, tiled walls, a column radiator and a double glazed front aspect window.

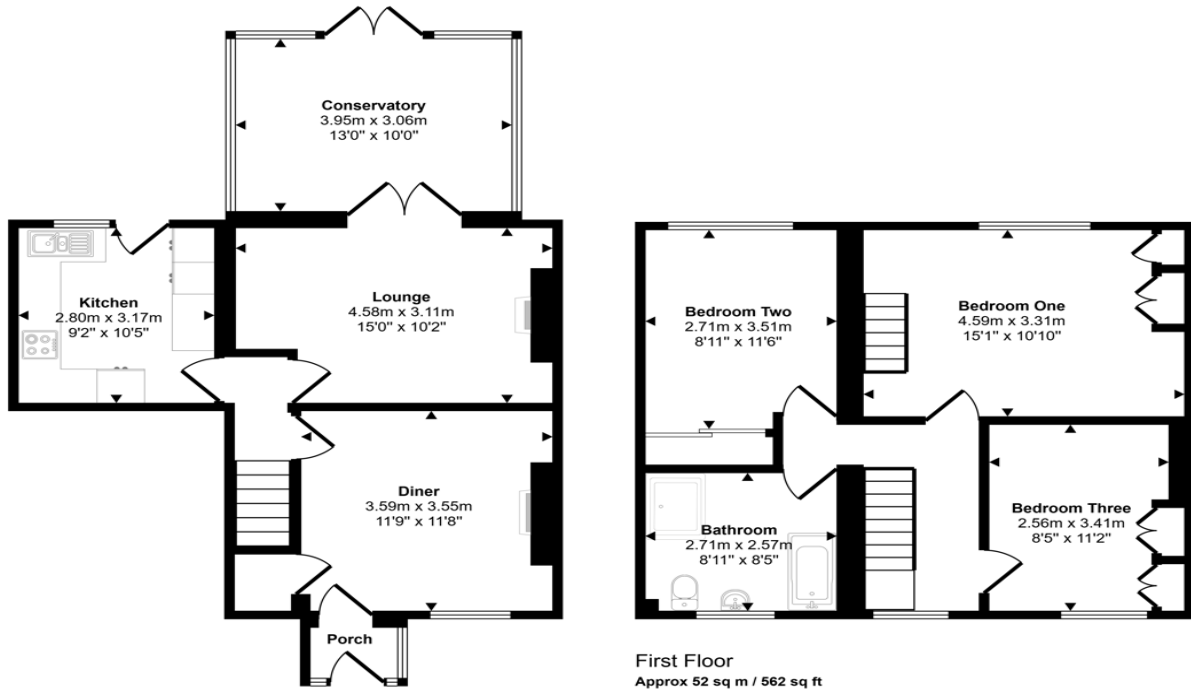


## External

Externally to the front there is a driveways and garage (15'7 x 9'8). To the rear lies a good sized North/West facing garden laid to lawn with mature shrubs and stepping stones leading to a garden. In addition the rear garden benefits from not being overlooked.



Approx Gross Internal Area  
108 sq m / 1161 sq ft



Ground Floor  
Approx 56 sq m / 599 sq ft

First Floor  
Approx 52 sq m / 562 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>		69	77
(55-68) <b>D</b>			
(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	

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

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