



Meadow Drive Seaton Burn

A very well appointed and extended semi detached house occupying a generous corner plot with large garden. The property would suite a variety of potential purchasers and benefits from a range of modern fixtures and fittings together with three double bedrooms, driveway and good size garage. It is well positioned for access to local shops, amenities and transport links as well as being a short distance to the A1 motorway.

The property comprises entrance hallway with staircase leading to the first floor. There is a lounge/dining room which provides access to a modern kitchen with integrated appliances. This leads to the utility and the garage. To the first floor are three double bedrooms together with a shower room. Externally the property has a garden to the rear with patio area with gated access to a large lawned garden up the side of the house with decked patio area. There is a driveway to the front which leads to a good size single garage.

Guide Price **£167,500**

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ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Double glazed entrance door, double glazed window, laminate flooring, staircase to first floor, radiator.

LOUNGE 15'7 (into alcove) x 10'11 (4.75 x 3.33m)

Double glazed window, feature fireplace, marble inset & hearth, living flame effect gas fire, radiator, laminate flooring.



DINING AREA 8'7 x 8'1 (2.62 x 2.46m)

Double glazed French door, laminate flooring.

KITCHEN 10'1 x 7'6 (3.07 x 2.29m)

Fitted with a range of wall and base units, 1 ½ bowl sink unit, built in electric oven, built in ceramic hob, integrated fridge, freezer, dishwasher, and microwave, radiator, door to utility, double glazed window to rear.

UTILITY 10'4 x 7'6 (3.15 x 2.29m)

Sink unit, space for automatic washer, combination boiler, double glazed window to rear, door to garage, double glazed door to rear.



FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 19'0 x 10'5 (5.79 x 3.18m)

Double glazed window to side, two radiators.

BEDROOM TWO 14'7 (plus alcove) x 9'10 (4.45 x 3.00m)

Built in cupboard, laminate flooring, radiator.

BEDROOM THREE 8'10 x 10'3 (plus alcove) (2.62 x 3.12m)

Double glazed window to rear, built in cupboard, radiator.

SHOWER ROOM

Three piece suite comprising walk in double shower, wash hand basin, set in vanity unit, low level WC, radiator, extractor fan, double glazed frosted window to rear.

FRONT/SIDE GARDEN

Lawned area, paved driveway with gated access to large side garden with decked patio area.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gated access.

GARAGE

Up and over door, storage cupboard, light and power points, double glazed window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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