

For Sale

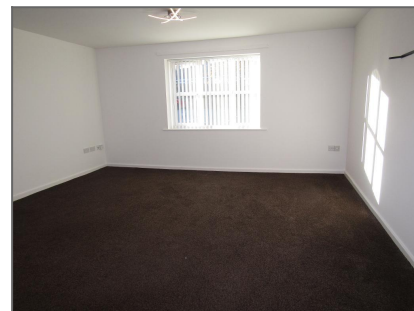
Dovedale Court, Seaham, Sunderland, SR7



## Offers in Region of £58,000

### 2 bedroom Apartment

- ✓ Affordable Ground Floor Apartment
- ✓ Popular Modern Development
- ✓ Ideal investment opportunity
- ✓ Spacious Internal Accommodation
- ✓ Fitted Kitchen with Appliances
- ✓ Brand New Hob, Oven & Microwave
- ✓ Electric Heating (New Heaters)
- ✓ New Light Fittings & Switches



## Description

**AFFORDABLE** Two bedroom ground floor apartment situated within this popular modern development which will particularly appeal to the **INVESTOR OR FIRST TIME BUYER**. The property offers modern and spacious internal accommodation to include a generous lounge, fitted kitchen with appliances, four piece bathroom/w.c. and two double bedrooms. Externally there is a parking area with allocated parking space. The current owner has recently decorated the property throughout and has installed a new induction hob, oven and microwave. New light fittings and switches have been fitted. The property also benefits from electric heating (new heaters) and double glazing. Viewing recommended.

## Ground Floor

**Entrance** - Communal entrance accessed via secure intercom system.

**Lounge** - **15' 11" x 14' 11" (4.87m x 4.57m)** A generous reception room with electric heater and large window providing ample natural light and rear outlook. Open plan access to; -

**Kitchen** - **7' 6" x 7' 3" (2.29m x 2.21m)** Fitted with a range of wall, base and drawer units with work surface over incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven and microwave, four ring electric hob and extractor hood. Plumbed for use with automatic washing machine.

**Bathroom/w.c.** - Fitted with a white suite comprising low level w.c. pedestal wash basin, panelled bath and separate walk-in shower. Shaver point. Wall mounted chrome towelling radiator. Wall tiling to provide splash back surrounds to all units and flooring.

**Bedroom One** - **13' 5" x 9' 7" (4.09m x 2.93m)** A spacious double bedroom with outlook to the front elevation.

**Bedroom Two** - **17' 5" x 9' 4" (5.32m x 2.85m)** A second large room also providing front outlook.

## Exterior

**Externally** - To the rear of the property there is an enclosed court yard providing allotted parking facilities.



Bedroom One



Bedroom Two

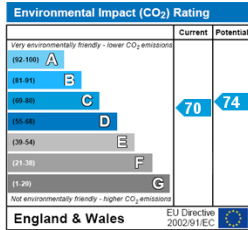
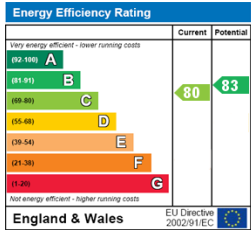


Rear Elevation



Front Elevation

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.