



### 3 bed town house to buy in SR7

Empire Terrace, Murton, Seaham,  
Durham, SR7 9DW

# £149,950

🛏 x3 🚿 x2 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ West Facing Rear Garden
- ✓ Two Allocated Parking Bays
- ✓ EPC Rating A

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: A
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

**\*\*SPACIOUS FAMILY HOME\*\*THREE BEDROOMS\*\*TWO ALLOCATED PARKING BAYS\*\*WEST FACING REAR GARDEN\*\*AIR SOURCE HEAT PUMP HEATING & OWN SOLAR PANELS\*\*NO ON WARD CHAIN\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressive three-bedroom family home, set over three floors and ideally situated on Empire Terrace, Murton. Perfectly positioned within easy access of local shops and other amenities, popular local schools, good public transport and major road links via the A19. Also within walking distance to St Joseph's Primary School and Ribbon Academy, as well as being a short driving distance to Dalton Park Outlet, Durham Heritage Coast, Sunderland & Durham City Centres.

This well presented family residence is spacious throughout and briefly consists of:- Entrance/hallway, spacious lounge, a modern kitchen and a ground floor W.C. To the first floor are two well proportioned bedrooms and a stylish three-piece family bathroom, while the second floor is dedicated to the principal bedroom, complete with an en-suite. Externally to the front there is two allocated parking bay and to the rear there is a West facing garden, which benefits from not being overlooked.

This home also benefits from air source heat pump heating, owned solar panels, and double glazing throughout, contributing to an impressive EPC rating of A.

Early viewing comes highly recommended to appreciate the size, standard and location of this property, please call our Houghton branch to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: £149,950

Property Type: Town House

USPs: Garden

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Air Source Heat Pump

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge, ground floor W.C and the first floor staircase. There is a also the benefit of under floor heating.

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## Lounge

4.15m x 5.00m (13'7" x 16'4")

Spacious lounge with newly lay carpet, a storage cupboard, underfloor heating and French doors leading to the rear garden. The lounge also gives open flow access to the kitchen.



## Kitchen

2.90m x 2.15m (9'6" x 7'0")

Modern kitchen benefiting from a range of upper and lower units, a composite sink unit, plumbing for a washing machine, integrated fridge/freezer and an oven with an induction hob. Vinyl flooring, a breakfast bar, underfloor heating and a double glazed front aspect window.



## Ground Floor W.C

1.01m x 1.25m (3'3" x 4'1")

Convenient downstairs W.C with a hand wash basin, laminate flooring and underfloor heating.



## Bedroom Two

2.99m x 4.15m (9'9" x 13'7")

Double bedroom with a radiator and a double glazed rear aspect window.



## Bedroom Three

2.96m x 2.13m (9'8" x 6'11")

Third bedroom with a radiator and a double glazed front aspect window.



## Bathroom

2.14m x 2.04m (7'0" x 6'8")

Stylish bathroom benefiting from a 'P' shaped paneled bath with an overhead shower, hand wash basin and W.C. Laminate flooring, UPVC cladded splash back, vanity cupboard and a heated towel rail.



## Principal Bedroom

3.55m x 3.17m (11'7" x 10'4")

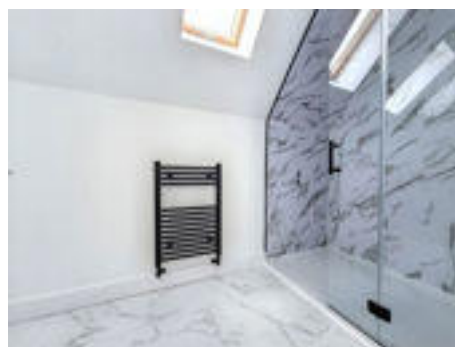
Double bedroom with an en-suite, radiator and two Velux windows.



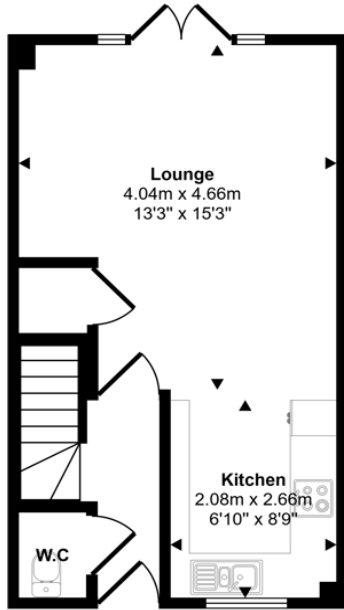
## En-suite

1.42m x 3.84m (4'7" x 12'7")

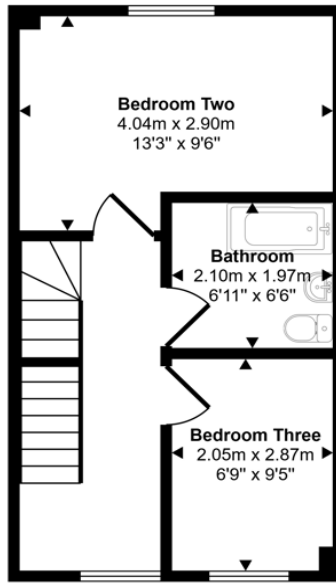
Convenient en-suite with a walk-in shower, WC and a hand wash basin with a vanity draws. Laminate flooring, UPVC cladded splash back, heated towel rail and two Velux windows.



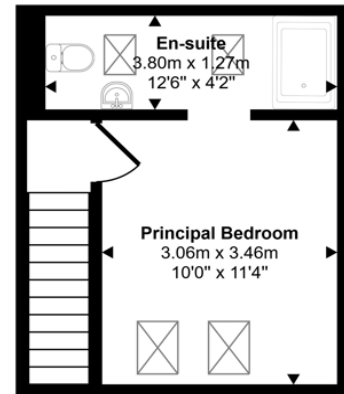
Approx Gross Internal Area  
80 sq m / 864 sq ft



Ground Floor  
Approx 30 sq m / 323 sq ft



First Floor  
Approx 30 sq m / 326 sq ft



Second Floor  
Approx 20 sq m / 215 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	96	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Empire Terrace, Murton, Seaham, Durham, SR7 9DW

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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