



3 Bedrooms

This attractive three-bedroom semi-detached home offers a perfect blend of modern living and practical comfort. The property features a stylish, contemporary kitchen with ample workspace and storage, complemented by a spacious lounge ideal for both relaxing and entertaining. Throughout the home, clever storage areas provide excellent organisation solutions, keeping the space neat and functional.

Upstairs, you'll find two generously sized double bedrooms, alongside a third room currently used as a study—ideal for those working from home or needing a versatile space.

The property is superbly located, just a five-minute drive from Dalton Park Retail Park with its wide range of shops, restaurants, and leisure facilities. For commuters, the A19 is also close by, offering excellent transport links to surrounding areas.

Offered with no onward chain, this home is ready to move straight into, making it an ideal choice for families, professionals, or first-time buyers seeking modern living in a convenient location.

Offers Over:

**£160,000**

EPC Rating: To be confirmed

**Melrose Ave**  
Murton, Seaham, SR7



**Kitchen/Dining Room:**

**3.03 x 4.95**

Comprising of wall and base units, integrated oven, induction hob, extractor hood, sink unit, plumbing for washing machine, laminate flooring, integrated fridge/freezer, two double glazed windows, double glazed UPVC door leading to the rear.

**Lounge:**

**3.82 x 4.95**

With double glazed bay window, laminate flooring, radiator, electric fire with surround, understairs cupboard, stairs to the first floor and UPVC double glazed entrance door.

**Master Bedroom:**

**3.85 x 2.78**

With double glazed window and carpet.

**Bedroom Two:**

**3.16 x 2.91**

With storage cupboard, double glazed window and radiator.

**Bedroom Three:**

**1.89 x 2.89**



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With storage cupboard, double glazed window and radiator.

**Family Bathroom:**

**1.75 x 1.85**

Including partially tiled walls, double glazed window, low level W.C, pedestal wash hand basin, corner shower unit with electric shower, vinyl flooring and heated towel radiator.

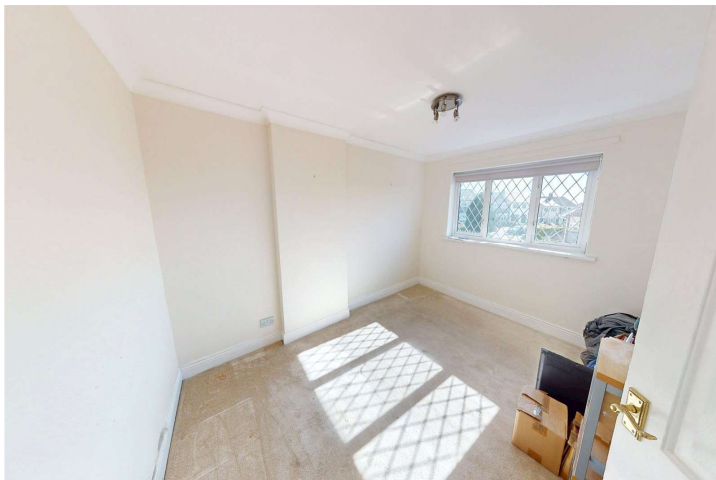
**EXTERNALLY:**

To the rear the property boasts a fence enclosed garden with shrubs, to the side the property has a double driveway and to the front it has a stoned garden area.



**Disclaimer :**

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**Tenure** - Freehold

**Viewing** - By appointment through Holbrook & Co

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