



**Maglona Street, Seaham, SR7 7RE**  
**1 Bed - Bungalow**  
**£40,000**

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\*\* NO FORWARD CHAIN \*\* RARELY AVAILABLE \*\*  
COMPETITIVELY PRICED \*\* GCH VIA COMBINATION BOILER  
\*\* PLEASANTLY POSITIONED \*\*

Offered for sale chain free is this one bedroom end terrace bungalow, which is in need of general upgrading and this has been reflected in the competitive asking price. The property has gas central heating and wood frame double glazed windows. The floor plan comprises; entrance vestibule, lounge, main bedroom, rear hallway, shower room/wc, kitchen. Outside the property has a garden to the front and shared yard to the rear.

Maglona Street is situated close to local facilities in Seaham and nearby Dalton Park Shopping Outlet. The A19 Highway is close by, allowing ease of access to regional centres.

Tenure - Freehold

Council Tax Band A - Approx. £1469 Pa

EPC rating D

#### **Hallway**

#### **Bedroom**

13'11 x 10'10 (4.24m x 3.30m)

#### **Lounge**

14'09 x 11'10 (4.50m x 3.61m)

#### **Inner Hallway**

#### **Kitchen**

10'09 x 7'08 (3.28m x 2.34m)

#### **Shower Room/WC**

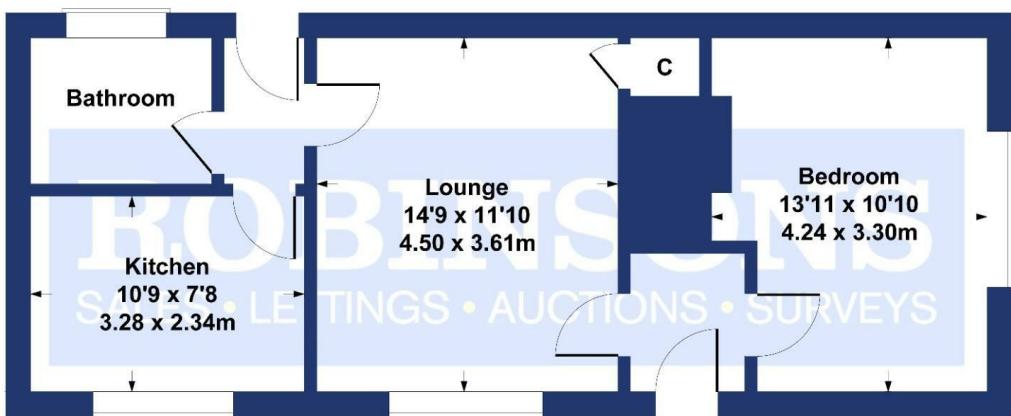


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## Aged Miners Maglona Street

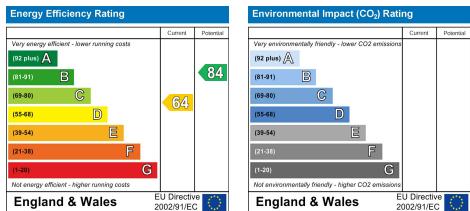
Approximate Gross Internal Area  
527 sq ft - 49 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



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