



2 Bedrooms

This charming two-bedroom, ground-floor flat offers a fantastic opportunity for first-time buyers. Featuring a bright and spacious living room that's perfect for relaxing or entertaining, the property also includes a contemporary kitchen with plenty of storage space.

There's a generously sized double bedroom, a well-proportioned single bedroom, and a clean, modern bathroom. Outside, the flat benefits from an allocated off-street parking space, additional visitor parking, and a secure telecom entry system for added peace of mind.

Conveniently located within walking distance to local amenities and transport links, including the popular Dalton Park shopping centre, this property is ideally positioned for easy access to everything you need.

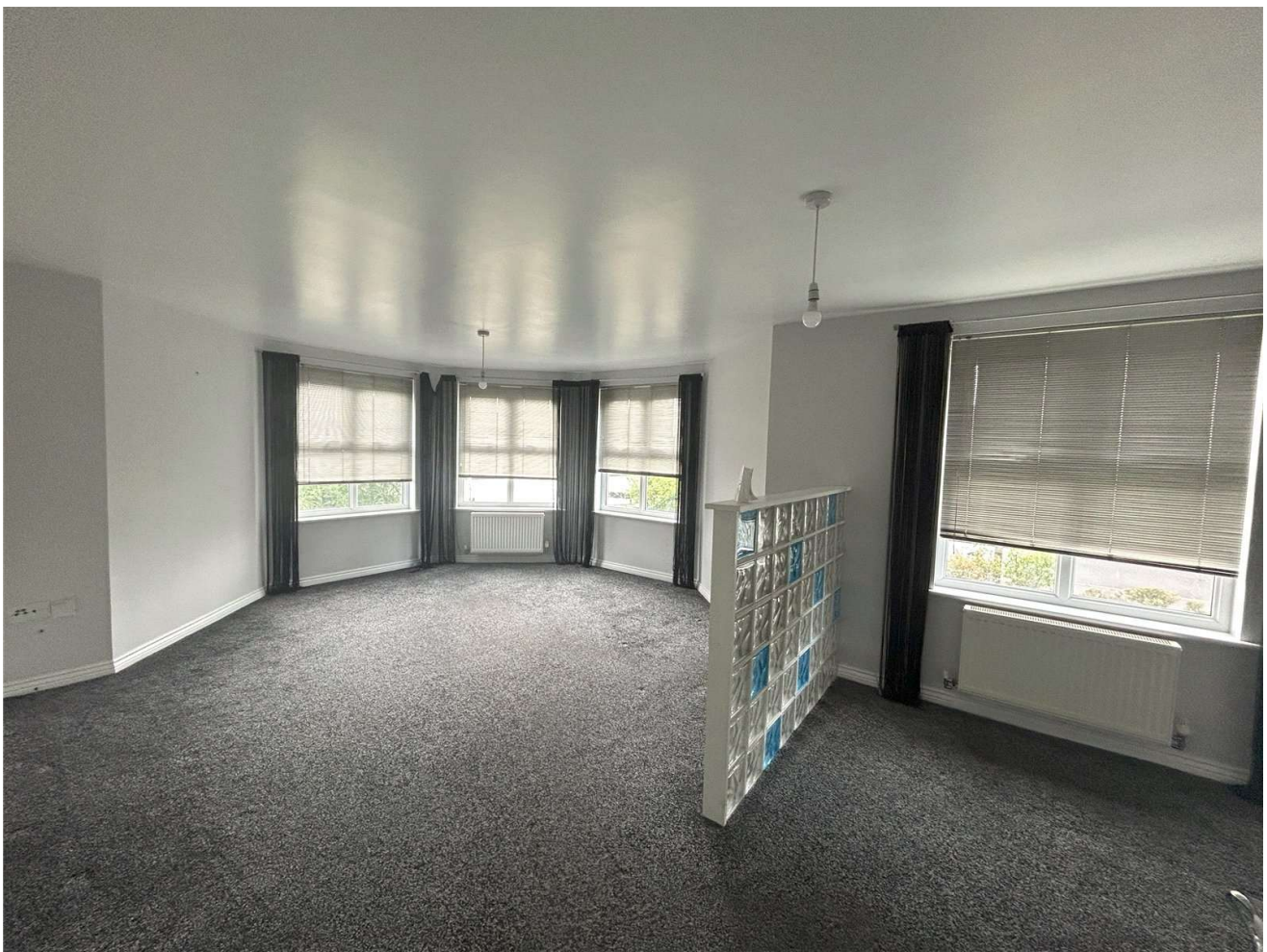
Grenaby Way

Murton, Seaham, SR7

Asking Price:

£79,950

EPC Rating: C



Entrance Hall:

With entrance door, radiator and built in storage cupboard

Kitchen:

8'6" x 6'11" (2.6m x 2.1m)

With wall and base units, integrated gas hob, electric oven, extractor hood, stainless steel sink unit and tiled splash backs.

Living Room/ Dining Room:

21'4" x 14'9" (6.5m x 4.5m)

With feature bay window, carpet flooring and radiator.

Bedroom 1:

10'10" x 7'10" (3.3m x 2.4m)

Featuring built in wardrobes, carpet flooring, double glazed window and radiator.

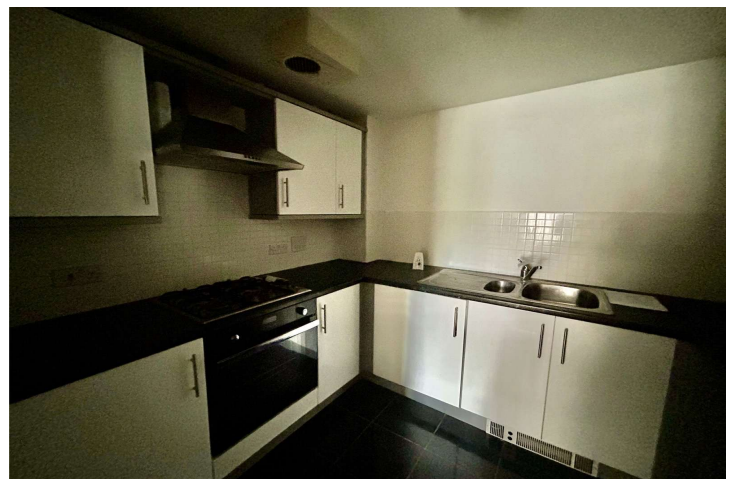
Bedroom 2:

8'10" x 8'6" (2.7m x 2.6m)

With double glazed window, radiator and carpet flooring

Bathroom/Jack and Jill Ensuite:

Tiled bathroom, bath with shower-over, WC, wash hand basin, radiator and extractor fan.



For additional information and full photo gallery please visit www.holbrookandco.co.uk



Disclaimer:

Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation. This service is available even if you are not buying via ourselves. Written quotations available on request. There is no charge for this service. Please note that all sizes have been measured with an electronic measuring tape and are approximations only. Under the terms of the property mis-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves. We present these details of the property in good faith and they were accurate (truncated)

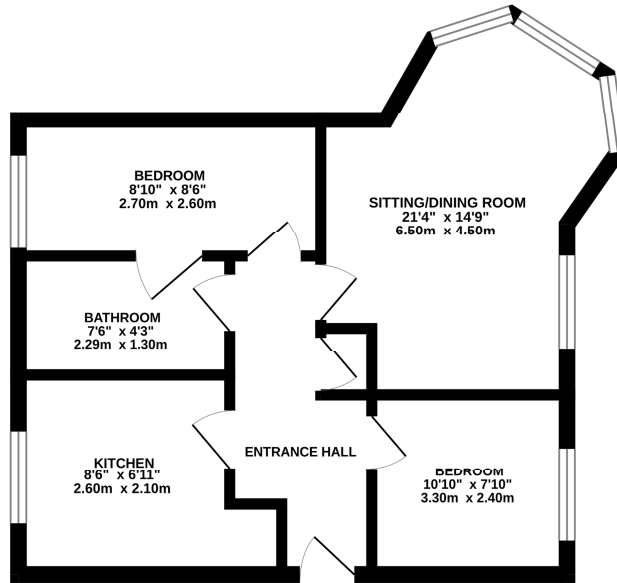
Material Information:

Construction- Brick with tiled roof Water Meter- No Electric car charger- no Local information- TBC Broadband Speed- Can be obtained using this link Phone Signal- Unaware of any issues

Tenure - Leasehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 340 sq.ft. (31.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with MemoPro 02/20

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract