

**2 Bedrooms**

Holbrook and Co are delighted to present to the market this impressive two-bedroom semi-detached family home, ideally situated on the highly desirable cul-de-sac of Sidmouth Close, Dalton-le-Dale, Seaham. This property enjoys a prime location within easy reach of local shops, well-regarded schools, a range of amenities, excellent transport connections, and major road links via the A19. It also offers convenient access to the stunning Durham Heritage Coast, Byron Place Shopping Centre, and the city centres of Sunderland and Newcastle.

Beautifully maintained and generously proportioned throughout, the accommodation briefly comprises: entrance porch, a spacious lounge, and a modern kitchen/diner. To the first floor are two double bedrooms and a contemporary three-piece family bathroom. Externally, the property benefits from an open garden and a driveway providing off-street parking for multiple vehicles, as well as a detached garage to the side. To the rear, you'll find a private, enclosed garden ideal for relaxing or entertaining.

Early viewing is strongly advised to fully appreciate the space, condition, and location this home has to offer. To arrange a viewing, please contact our Seaham branch.

# Sidmouth Close

Dalton-Le-Dale, Seaham, SR7

Offers Over:

**£160,000**

EPC Rating: D



**Entrance porch:**

**1.39 x 1.0**

Property entrance leading to the porch, which has tiled flooring and a double glazed window.

**Lounge:**

**3.58 x 4.57**

Spacious lounge with laminate flooring, a radiator and a double glazed front aspect window.

**Kitchen/Dining Room:**

**3.62 x 2.76**

The kitchen/dining area is fitted with a selection of wall-mounted and base units, complemented by contrasting worktops. It features a stainless steel sink, space and plumbing for a washing machine, and comes equipped with an integrated oven and gas hob. The room also includes tiled flooring and splashbacks, a radiator, and French doors that open out to the rear garden.

**Bedroom 1:**

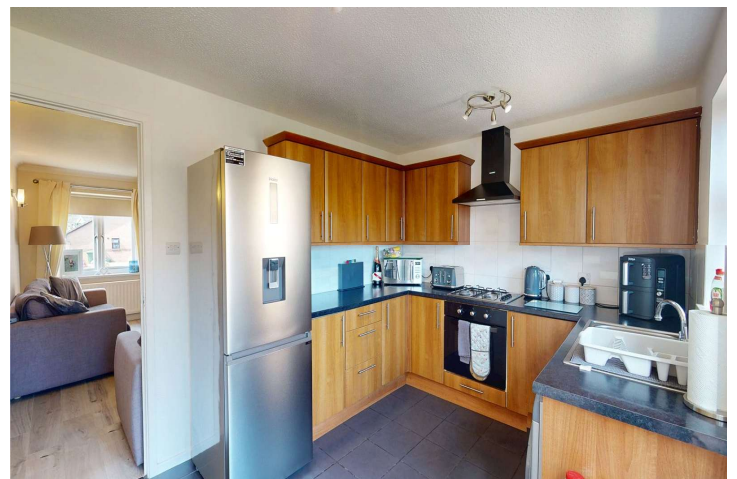
**3.61 x 2.67**

Double bedroom with carpet flooring, a radiator and a double glazed window.

**Bedroom 2:**

**3.64 x 2.76**

Double bedroom with carpet flooring, a radiator and a double glazed window.



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)

**Bathroom:****2.71 x 1.35**

Three piece bathroom benefiting from a panelled bath with an overhead shower, hand wash basin, and W.C. Vinyl flooring, UPVC cladded walls, heated towel rail and a double glazed window.

**Material Information:**

The following information should be read and considered by any potential buyers prior to making a transactional decision.

**SERVICES:**

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

**WATER METER- TBC****PARKING ARRANGEMENTS: DRIVEWAY**

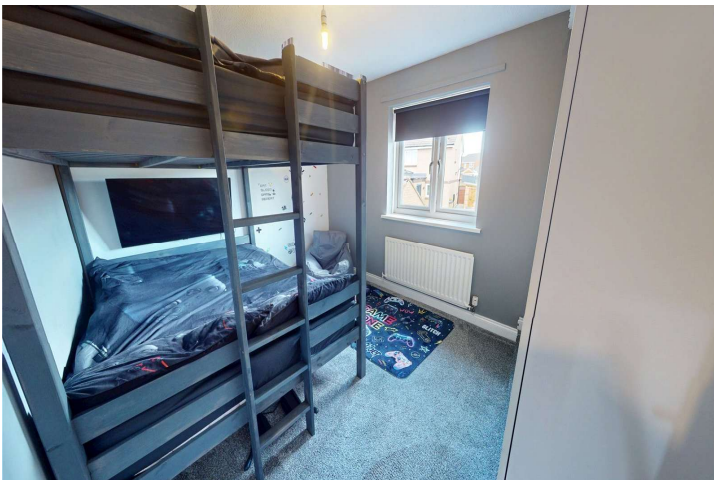
**BROADBAND SPEED:** The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

**ELECTRIC CAR CHARGER- No**

**MOBILE PHONE SIGNAL:** No known issues at the property

**Disclaimer:**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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