HOLBROOK & CO
ESTATE AGENTS



2 Bedrooms

This charming two-bedroom bungalow offers a perfect blend of comfort and style, ideal for those seeking single-level living close to town. Recently enhanced with a modern kitchen and bathroom, the home is move-in ready and boasts a fresh, contemporary feel throughout.

Step into a spacious lounge, perfect for relaxing or entertaining, and enjoy the abundance of natural light that flows through the home. Both bedrooms are well-proportioned, providing comfortable accommodation for residents or guests.

Outside, the large front garden offers great potential for landscaping or simply enjoying the outdoors. Located just a 10-minute walk from the town centre, you'll have easy access to local shops, amenities, and transport links.

Bethune Avenue

Seaham, County Durham, SR7

Offers in the region

£105,000

EPC Rating: C

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Unit 2, North Quay, North Terrace, Seaham, SR7 7EU



Entrance Porch

Lounge:
11'5" x 14'7" (3.48m x 4.45m)
UPVC Window, UPVC Door, Electric Fire with Surround, Radiator.



Kitchen:
10'2" x 11'10" (3.1m x 3.6m)
Including modern style wall and base units, integrated oven, induction hob, extractor fan, stainless steel sink unit, space for fridge/freezer, lino flooring, double glazed window, combi-boiler, UPVC Double glazed door to the rear.

Bedroom One:
11'6" x 10'10" (3.5m x 3.3m)
Including double glazed window and radiator.



Bedroom Two:
7'7" x 13' (2.3m x 3.96m)
With radiator and double-glazed window.

Bathroom:
6'5" x 5'3" (1.96m x 1.6m)
Including lino flooring, double glazed frosted double-glazed window, vanity unit with WC and vanity with cupboard, panel bath with overhead shower, cladding on all walls and ceiling, heated towel rail.

Material information:

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







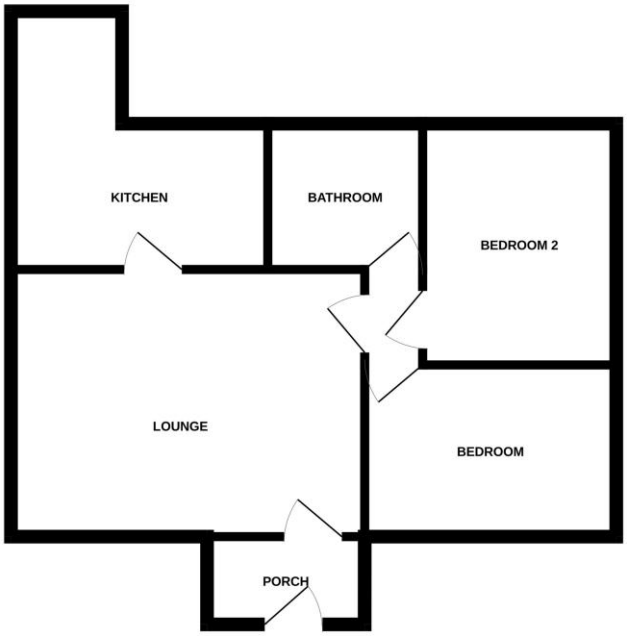
Construction- standard construction
Water Meter- no
Electric car charger-no
Local information-, 5-minute drive to town centre.
Broadband Speed- Can be obtained using this link https://www.broadbandcheck.co.uk/
Mobile Phone Signal- Unaware of any issues

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

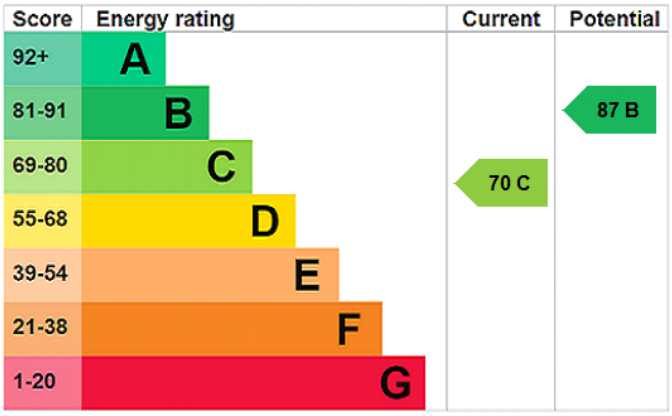
Viewing - By appointment through Holbrook & Co

GROUND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 516 sq.ft. (47.9 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.
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For additional information and full photo gallery please visit

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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