



3 Bedrooms

**CHAIN FREE**

Holbrook Estate Agents are pleased to offer for sale this well presented 3-bedroom, 2 reception semi-detached family home with the added bonus of having an Air source heat pump heating system. Situated in a sought-after area of Seaham, this attractive property on Windermere Road offers comfortable living space ideal for families, first-time buyers, or investors alike.

The home features a bright and welcoming interior, with well-proportioned rooms throughout. The ground floor offers a spacious living room, dining room and a good -sized fitted kitchen with ample storage and workspace. Upstairs, the property benefits from generously sized 3 bedrooms and a family bathroom/shower room.

Externally, the property enjoys a private garden to the rear, ideal for outdoor dining or family use, along with off street parking to the front.

Conveniently located close to local schools, shops, and amenities, with excellent transport links and easy access to Seaham town centre and the coast.

EPC -D exp Feb 2032  
Council Tax Band- A

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases

**Windermere Road**

Asking Price:

**£135,000**

**Westlea, Seaham, SR7**

EPC Rating: D



**Location:**

Windermere Road is a residential area in the SR7 8JJ postcode, in the town of Seaham in County Durham, consists mainly of residential properties, with semi-detached houses being the most common type on Windermere Road. The property is close to local schools, shops, and bus routes, and about a mile from Seaham train station. The area is generally quiet and affordable, typical of established residential parts of Seaham.

**Directions:**

From Seaham town centre (around Church Street / Byron Place). Head south-west on Stockton Road (A1018). After about 1/2 mile, turn right onto Windermere Road.

**Entrance Hall:**

**1.85 x 3.58**

Composite entrance door and window, open plan stairs, under stair storage cupboard housing fuse board, laminate flooring.

**Living Room:**

**4.08 x 3.58 x**

Double-glazed window, feature fireplace with timber surround, marble hearth and inset electric fire, laminate flooring, radiator.

**Dining Room:**

**6.06 x 3.10**

Double-glazed window and French doors leading to raised decking area, double and single built-in storage cupboards, carpet, radiator.

**Kitchen:**

**4.42 x 2.39**

2 Double-glazed windows, full range of fitted base and wall units, ceramic sink, electric oven, induction hob, extractor hood, integrated fridge, integrated freezer, space for plumbed washing machine, laminate flooring, radiator.



**First Floor**

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



**Landing:**

Loft entrance, carpet.

**Bedroom 1:**

**3.35 x 3.34**

Double-glazed window, full wall of sliding mirror wardrobes, carpet, radiator.

**Bedroom 2:**

**3.26 x 3.17**

Double-glazed window, built-in storage cupboard, carpet, radiator.

**Bedroom 3:**

**2.63 x 2.98**

Double-glazed window, built-in bulk-head storage cupboard, carpet, radiator.

**Shower Room:**

**2.26 x 1.93**

Double-glazed window, wet room flooring with bar shower and screen, fully panelled walls, w/c, hand basin, extractor light,

**External**

**Front:**

Driveway with private parking, gravelled for easy maintenance.

**Side:**

Gate to rear garden.

**Rear:**

Raised decking, gravelled area with mature trees/bushes, shed. Air source heat pump.

**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.

**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-** No

**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](#)

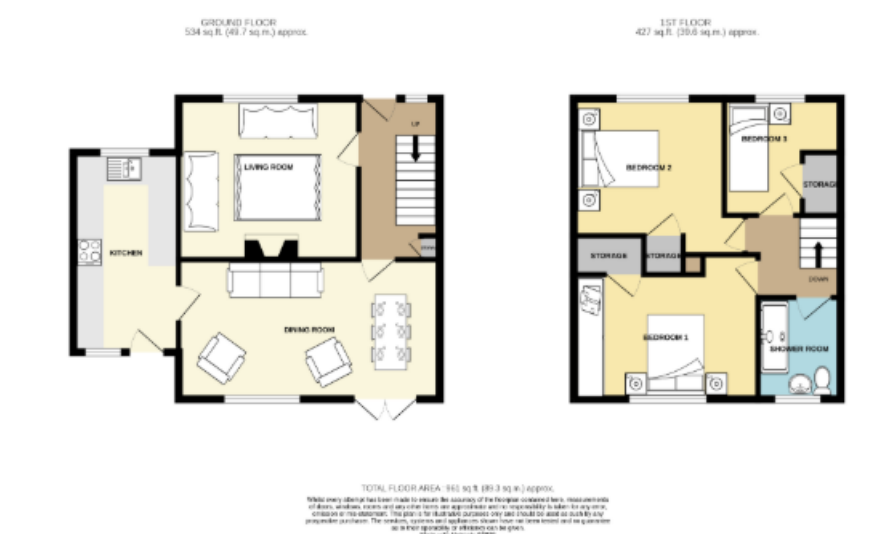
**ELECTRIC CAR CHARGER-** No

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

**Tenure** - Freehold

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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