



2 Bedrooms

Holbrook Estate Agents are pleased to offer for sale this well-presented two-bedroom mid-terrace home, located on the popular Ranksbrough Street in Seaham. This move-in ready property offers comfortable and well-proportioned living accommodation throughout.

The accommodation comprises a welcoming living room, a spacious kitchen/diner, two bedrooms and an upstairs family bathroom. The layout is practical and ideal for both first-time buyers and investors alike. Externally, the property benefits from a generous front garden which is fully secure and partly paved, providing an excellent space for outdoor seating, entertaining, or family use. In addition, there is a separate yard area with access to the garage, offering useful storage and off-street parking potential. Conveniently situated close to local amenities, schools and transport links, this attractive home combines practical features with a desirable location and is ready for immediate occupation.

Ranksbrough

Seaham, County Durham, SR7

Asking Price:

£125,000

EPC Rating: C



Directions:

From the centre of Seaham, around St John's Square / Station Road area, drive northwest on Station Road/B1404.

Turn right onto Stanley Street, then left onto Ranksborough Street.

Entrance Hall:

Double Glazed Composite External Door, Laminate Flooring, leads to the Kitchen, Stairs, Living Room

Lounge:

15'2" x 11'3" (4.62m x 3.43m)

Double glazed windows, radiator, laminate flooring, feature chimney breast

Kitchen/Diner:

15'2" x 10'11" (4.62m x 3.33m)

Double glazed windows, wall and base units, Single bowl wash basin, laminate/Vinyl flooring, French doors to front garden, understairs storage cupboard, door to rear yard, space for washing machine, two radiators

First Floor Landing:

Double glazed windows, boiler cupboard, radiator, carpeted

Master Bedroom:

15'2" x 10'10" (4.62m x 3.3m)



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



Double glazed windows, radiator, carpeted, full wall sliding wardrobes

Bedroom 2:

11'4" x 10'3" (3.45m x 3.12m)

Double glazed windows, radiator, carpeted, storage cupboard/wardrobe

Bathroom:

7'9" x 4'6" (2.36m x 1.37m)

Double glazed windows, radiators, vinyl floor, panelled bath, bow shower, wash hand basin, low level w/c, vanity unit

Garage:

9'10" x 15'7" (3m x 4.75m)

Single Garage, up and over door, door to the side, window

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

PARKING ARRANGEMENTS: Garage/On street

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

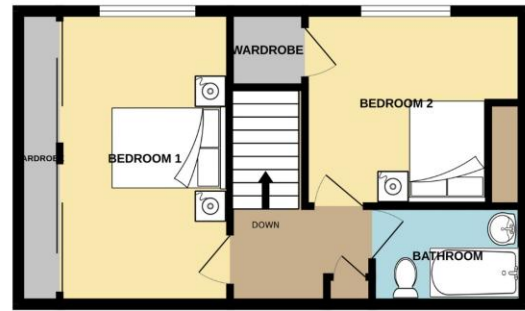
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 938 sq.ft. (87.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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