



3 Bedrooms

Holbrook Estate Agents are pleased to offer for sale this well presented 3-bedroom terraced cottage. Situated on Union Street in the popular residential area of Seaham. Offering comfortable living within easy reach of Seaham town centre, local amenities, and transport links.

Ideal for first-time buyer or investors, the property benefits from a spacious layout and the added bonus of having Solar panels. The internal is larger than you would imagine.

Council Tax Band- A
EPC- TBC

Offers Over:

Union Street
Seaham, SR7

£95,000

EPC Rating: TBC



Location:

Union Street, SR7 7QH is located in Seaham in County Durham. Situated in Town centre location with shops, convenience stores and Byron Place Shopping Centre (including Asda) close by. Cafés, takeaways, pubs and restaurants within walking distance. GP surgeries and pharmacies nearby. Schools and community facilities in the local area. Good transport links – Seaham train station and bus routes nearby with Seafrost, harbour and parks a short walk away for leisure and recreation.

Directions:

From Byron Place, follow signs toward North Railway Street, then turn onto Union Street.

Ground Floor

Entrance Porch:

1.0 x 1.0

Double-glazed entrance door, tiled floor.

Entrance Hall:

3.04 x 1.0

Laminate flooring, radiator.

Lounge:

4.15 x 4.99

Double-glazed windows, feature chimney breast, open plan stairs, radiator, laminate flooring.

Dining Room:

4.22 x 3.60

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

Ground Floor Bedroom:

4.22 x 2.40

Double glazed window, laminate flooring, radiator.



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



Kitchen:

4.80 x 2.35

Double-glazed window and door to rear yard, full range of wall and base units, electric oven and ceramic hob, chimney extractor, tiled floor, tiled splashback, single bowl stainless steel sink, plumbed for washing machine, space for full size fridge/freezer, built in storage cupboard.

Bathroom:

2.67 x 2.28

Double-glazed window, panelled bath, shower cubicle with electric shower, w/c, hand basin, part tiled and part panelled walls, tiled flooring, chrome ladder towel warmer.

1st Floor

Landing:

5.6 x 2.18

Radiator, laminate flooring.

Bedroom 2:

2.65 x 2.80

Velux window, laminate flooring and radiator.

Bedroom 3:

3.49 x 2.80

Velux window, laminate flooring and radiator.

External

Rear:

Private, fenced, astro turfed, gate to outbuilding and bin storage.

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:

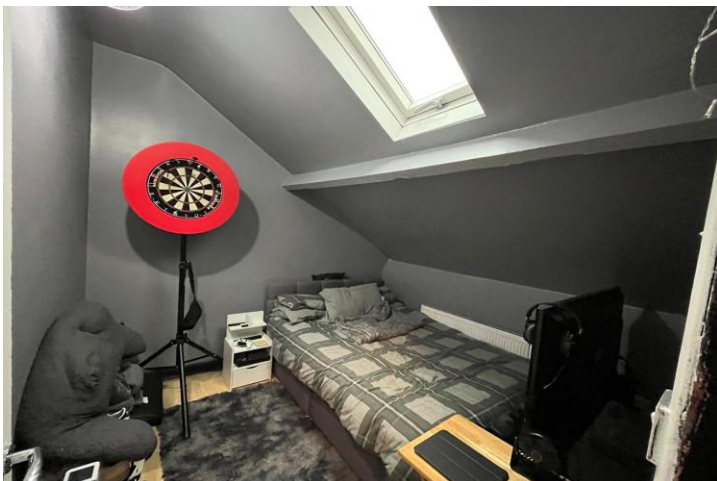
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

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

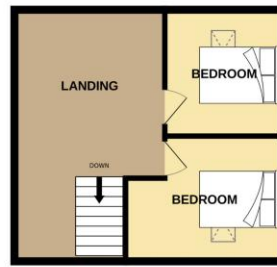


Tenure - Freehold

Viewing - By appointment through Holbrook

GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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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