



Situated on the ever-popular Linthorpe Avenue, this beautifully presented two-bedroom semi-detached home offers the perfect opportunity for first-time buyers to step onto the property ladder.

The property boasts a spacious driveway providing convenient off-street parking, along with a generous and well-maintained garden — ideal for relaxing, entertaining, or enjoying family time outdoors.

Inside, the home is lovely and modern throughout, featuring a bright and welcoming living space, a stylish fitted kitchen, and two well-proportioned bedrooms. The décor is fresh and contemporary, allowing buyers to move straight in with minimal work required.

Combining comfort, style, and practicality in a sought-after location, this charming home is ready to make someone very happy. Early viewing is highly recommended.

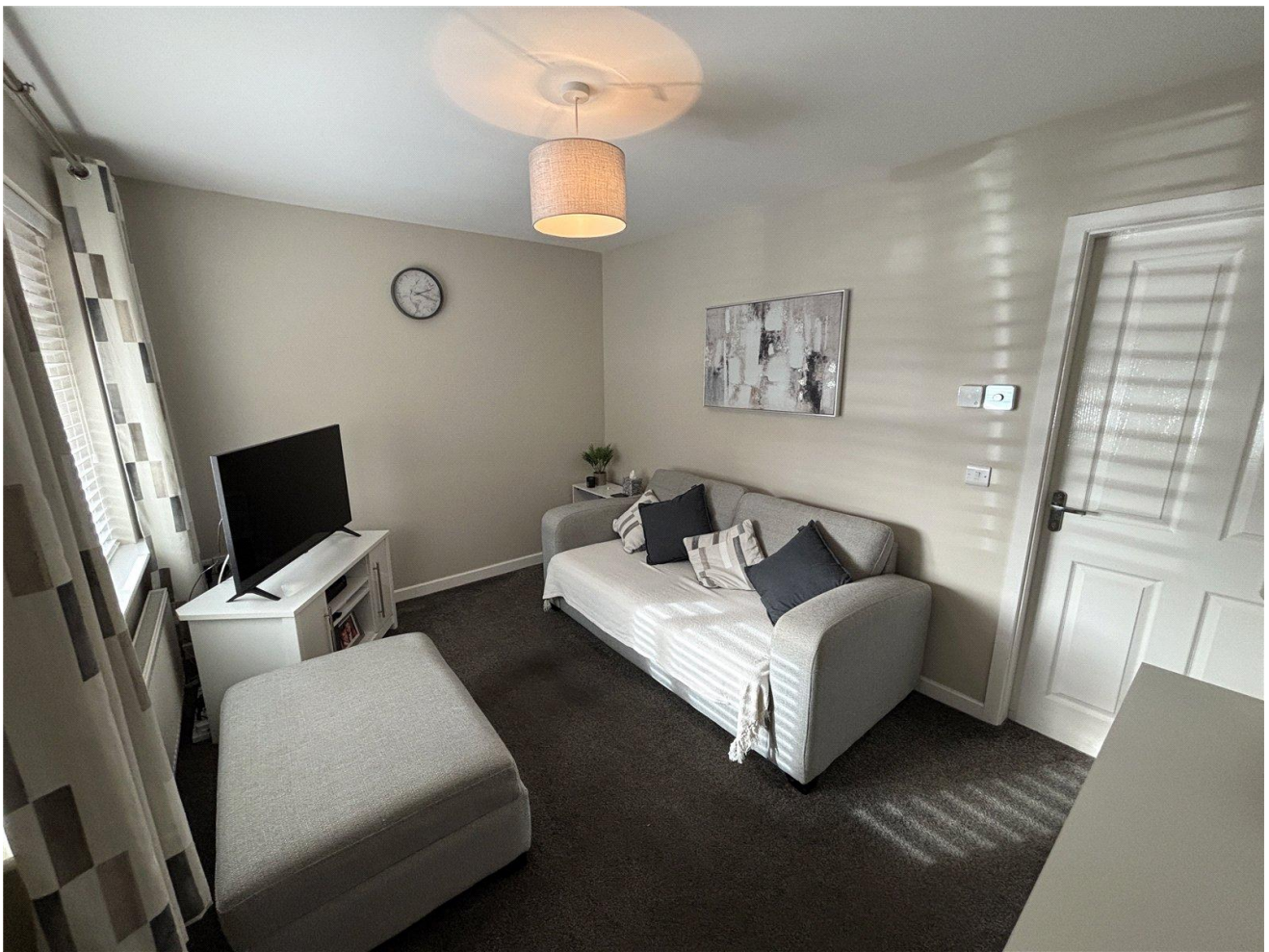
# Linthorpe Avenue

Seaham, Co. Durham, SR7

Asking Price:

**£140,000**

EPC Rating: C



**Lounge:**

**3.84 x 2.82**

Carpet, Radiator, Double Glazed Window

**Kitchen/Diner:**

**4.77 x 2.22**

Double Glazed Windows, Wall & Base Units, Tile Splash Back, Laminated Splashback, Laminate Flooring, Patio Doors, Electric and Gas Oven, Extractor Fan and an Intergrated Microwave

**Ground Floor W/C:**

Radiator, W/C, Wash Hand Basin with Tile Splashback

**Bathroom 1:**

**1.90 x 2.0**

Tile Floor, Part Tiled Walls, Double Glazed Window, Radiator, Bath, Wash Hand Basin, W/C

**Bedroom 1:**

**3.70 x 2.40**

Built in Wardrobe, Carpeted, Double Glazed Windows, Radiator and Access to the Ensuite

**Ensuite:**

Tiled Shower, Wash Hand Basin, W/C, Double Glazed Windows, Tiled Floor

**Bedroom 2:**

**2.6 x 3.04**

Built in Wardrobe, Carpeted, radiator and Double Glazed Window



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

**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- Yes

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



**Tenure** - Freehold

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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