



3 Bedrooms

Holbrook Estate Agents are delighted to offer for sale this absolutely stunning 3-bedroom semi-detached property located in a quiet residential area of Seaham, ideal for first-time buyers, families. The property is conveniently situated close to local schools, shops, and transport links, with easy access to Seaham town centre and the nearby coastline.

The accommodation offers comfortable living space with a bright entrance porch with ample storage, cloakroom, lounge/dining room with 3-part walk-in Bay window, a fully fitted kitchen with Island breakfast bar, 4-part Bifold doors to rear garden, 3 well-proportioned bedrooms the master having an ensuite shower room, a further family bathroom. The property also benefits from an Air source heat pump, full under floor heating to the whole ground floor and first floor bathrooms, private rear garden, double width block paved driveway to the front, creating a ideal area for entertaining and family time.

Council Tax Band -A
EPC-C

Seaton Crescent
Seaham, County Durham, SR7

Asking Price:

£240,000

EPC Rating: C



Location:

Seaton Crescent, SR7 0JW is in a residential area of Seaham, close to Sunderland and within commuting distance of Durham. The location is mainly a quiet housing estate with schools and local services nearby, but larger shopping and employment areas are slightly further away.

Located a short drive from Seaham town centre and Seaham coast. Good road access to the A19, giving links north to Sunderland and south toward Durham and Teesside.

Local Schools: St Cuthbert's Catholic Primary School, Seaham, New Seaham Academy, Westlea Primary School, Seaham High School (around 0.4-0.5 miles)

Local convenience stores within ~0.2-0.3 miles; larger supermarkets and retail parks a short drive away.

Bus stops on nearby Stockton Road. Seaham railway station about 1.9-2 km away. Post office, GP surgeries, cafés and pubs nearby. Dalton Park Outlet & Outdoors retail park with 60+ stores.

Directions:

From Seaham Town Centre, Head north on Stockton Road (B1287) toward New Seaham. Continue straight for about 1 mile. Turn left onto Seaton Lane. Take the first left onto Seaton Crescent.

Entrance Porch/Hall:

2.13 x 1.69

Composite entrance door, glazed side panels, full wall of fitted storage cupboards including 1 housing a washer and dryer, tiled floor with under-floor heating, spotlights.

Leading to cloakroom, glazed door and side panel leading to living room.

Cloakroom:

2.13 x 1.69

Back to wall w/c with concealed cistern, designer hand basin with mixer tap and vanity unit, half tiled walls, tiled flooring with under floor heating.

Living Room / Dining Room:

7.25 x 3.59

3-Part double-glazed walk-in Bay window, full wall of feature panelling, recessed ceiling with spotlights, tiled flooring with under-floor heating. Open plan kitchen.



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



Kitchen:

4.52 x 2.75

4 Panel Bifold double-glazed doors, full range of base and wall units including full wall of tall larder units, 2 electric ovens, induction hob, extractor, integrated fridge/freezer, integrated dish washer, integrated slim-line wine cooler, integrated pull out bin, Quartz work surfaces with under-mounted stainless-steel sink, Island breakfast bar with seating for 2, tiled flooring with under floor heating, recessed ceiling with spotlights.

First Floor

Landing:

Double-glazed window with louver blinds, built-in storage cupboard, loft entrance with ladder, boarding and light.

Master Bedroom:

3.49 x 3.28

Double-glazed window with louver blinds, bulk-head storage cupboard, radiator, carpet.

Ensuite Shower Room:

1.60 x 1.18

Wet room shower area with full height screen, rainfall shower head and additional hand-held head, fully tiled walls, tiled flooring with under floor heating, back to wall w/c with concealed cistern, hand basin with mixer tap, recessed ceiling with spotlights.

Bedroom 2:

3.15 x 2.61

Double-glazed window with louver blinds, radiator, carpet.

Bedroom 3:

5.44 x 2.20

Double-glazed window with louver blinds, Double fitted wardrobes, radiator, carpet.



Bathroom:

2.29 x 1.69

Panelled bath with screen and bar shower, back to wall w/c with concealed cistern, designer hand basin with mixer tap and vanity unit, extractor, fully tiled walls, tiled flooring with under floor heating.

External

Front:

Fully block paved giving parking for 2 cars.

Side:

Block paved leading to Porch, gate to rear garden.

Rear:

Raised tiled patio area, railway sleeper retaining wall, steps to astro turfed lawned area.



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:

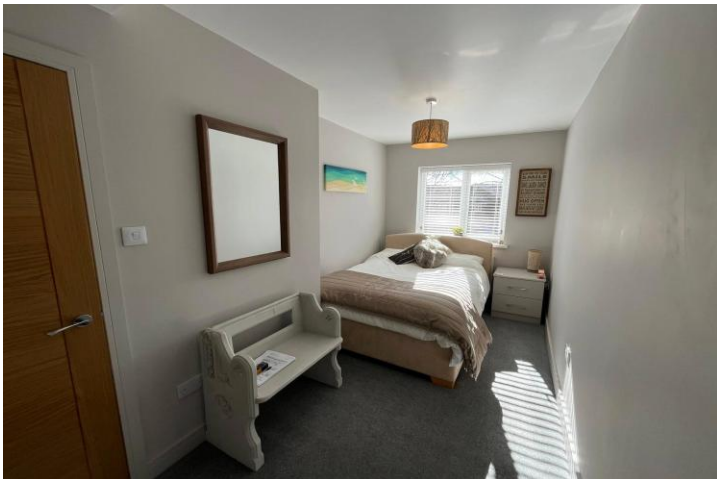
We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

WATER METER- Not known

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.



GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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.
Made with Metropix C2020.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For additional information and full photo gallery please visit

www.castledene.co.uk

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