



3 Bedrooms

A well-presented three-bedroom terraced home situated on North Railway Street, Seaham, ideally located in the heart of the harbour area.

This property offers excellent potential for both investors and first-time buyers alike. The accommodation briefly comprises a spacious living area, a fitted kitchen, and a convenient downstairs bathroom. To the first floor, there are three well-proportioned bedrooms.

Externally, the property benefits from both a front and rear yard, providing low-maintenance outdoor space.

Positioned in a prime harbour-side location, the property is within close proximity to a range of local amenities, transport links, and the seafront, making it an attractive option for tenants and owner-occupiers alike.

Early viewing is recommended to appreciate the potential this property has to offer.

North Railway Street

Seaham, Co. Durham, SR7

Asking Price:

£85,000

EPC Rating: D



Entrance Hall:

With carpet flooring and radiator

Lounge:

4.09 x 3.97

With laminate flooring, radiator and double glazed window and door leading to kitchen diner

Kitchen/Diner:

5.16 x 2.52

Kitchen with a range of wall and base units, integrated oven and hob, extractor fan, double glazed window and lino flooring

Cloakroom:

1.42 x 0.84

With lino flooring, and WC

Bathroom:

1.97 x 1.92

Panelled bathroom with lino flooring, bath and overhead shower, wash hand basin with mirrored wall unit and double glazed window

Master Bedroom:

4.80 x 3.08

With carpet flooring, radiator and double glazed window

Bedroom 2:

3.35 x 2.85



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



With carpet flooring, radiator and double glazed window

Bedroom 3:
2.71 x 2.37

With carpet flooring, radiator and double glazed window

Externals:

The property benefits from both fully enclosed front and rear yards

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- TBC

PARKING ARRANGEMENTS: ON STREET PARKING

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

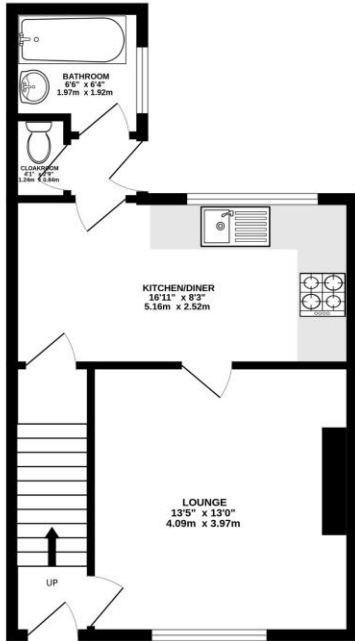
MOBILE PHONE SIGNAL: No known issues at the property



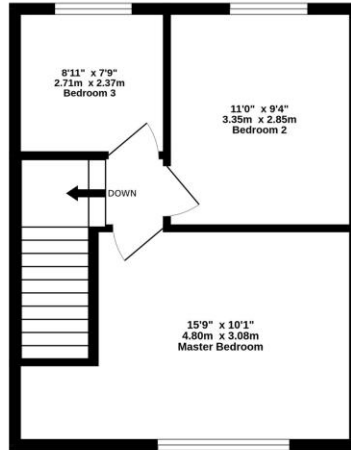
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 790 sq.ft. (73.4 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		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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