



3 Bedrooms

Holbrook and Co are now in receipt of an offer for the sum of £132,000 for 4 Hoy Crescent, SR7 0JT. Anyone wishing to place an offer on the property should contact Holbrook and Co, Unit 2 North Quay, North Terrace, Seaham, SR7 7EU. 01915815709) prior to exchange of contracts.

Holbrook Estate Agents is pleased to offer to the market with no onward chain this three-bedroom semi-detached home on Hoy Crescent, making it an ideal choice for buyers looking for a smooth and swift purchase. Occupying a generous plot, the property benefits from ample off-road parking, garage and a spacious garden, perfect for families, entertaining, or future potential. Inside, the home offers well-proportioned accommodation, including a comfortable living area, a practical kitchen, and three good-sized bedrooms. With its attractive position and excellent outdoor space, this property provides a fantastic opportunity for a range of buyers seeking both convenience and room to grow.

Hoy Crescent

Seaham, SR7

Asking Price:

£125,000

EPC Rating: D



Location:

Hoy Crescent is a small, quiet residential cul-de-sac-style street, located close to Seaham, mostly semi-detached and terraced houses with Long-term residents and families, low through-traffic making it generally quieter than main road housing.

Local shops, takeaways, and convenience stores nearby, larger supermarkets and retail options in nearby Seaham.

Easy access to shopping areas and retail parks. Several primary and secondary schools within a short distance nurseries and childcare options available.

Good road links (especially via the A19) to nearby cities

Bus routes and a local train station connecting to Sunderland, Durham, and Newcastle.

Directions:

From Seaham town centre, head west on Church Street (B1287). This is the main road leading inland away from the seafront. Continue straight for about 0.5 miles

You'll pass local shops and residential streets, at the roundabout, take the exit toward Princess Road, follow Princess Road for a short distance, turn into the housing estate roads (look for signs to Hoy



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



Crescent). Take a left/right turn into Hoy Crescent (depending on approach)

Entrance Hall:

3.70 x 1.77

To the side of the property. Double-glazed window and entrance door, utility are under the stairs, solid timber flooring, designer radiator.

Living Room:

4.69 x 3.90

2 Double-glazed windows, feature brick fire breast with inset log burner and marble hearth, solid timber flooring, radiator.



Kitchen/Dining Room:

3.82 x 3.07

Double-glazed window and door to rear garden, full range of base and wall units, solid timber work surfaces, composite sink, electric oven, ceramic hob, integrated fridge/freezer, integrated dishwasher, island with base units and timber breakfast bar, tiled flooring, designer radiator, feature brick wall, spotlights.

Bathroom:

2.28 x 1.83

Double-glazed window, free-standing slipper bath, full wall of fitted vanity units, back to wall w/c, hand basin, tiled flooring, fully tiled walls, chrome ladder radiator, extractor, spotlights.



First Floor

Landing:

3.62 x 2.14

Double-glazed window, storage cupboard housing boiler, loft entrance, carpet.

Bedroom 1:

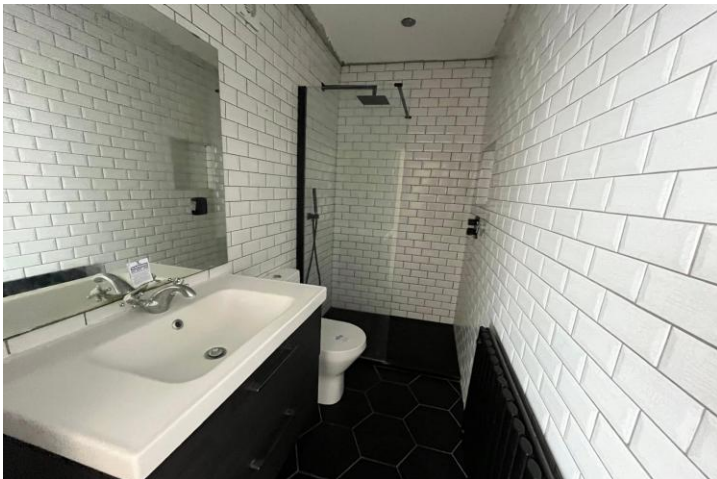
3.91 x 3.78

Double-glazed window, radiator, carpet.

Ensuite Shower Room:

2.50 x 1.21

Walk-in shower cubicle with full height screen and rainfall shower head, fully tiled walls and floor, designer radiator, large hand basin with vanity unit, w/c, spotlights.



Bedroom 2:

3.87 x 3.84

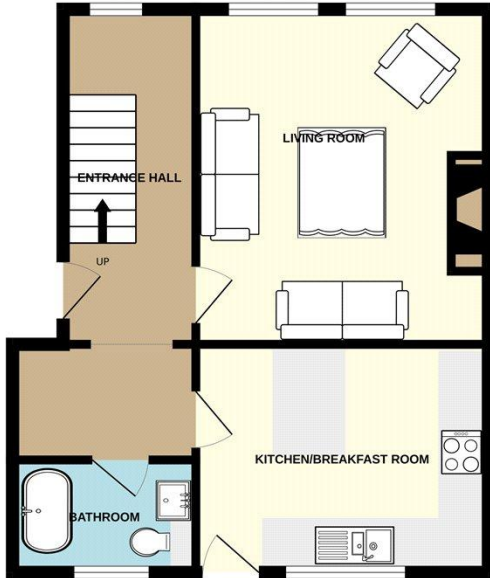
Double-glazed window, radiator, carpet.

Bedroom 3:

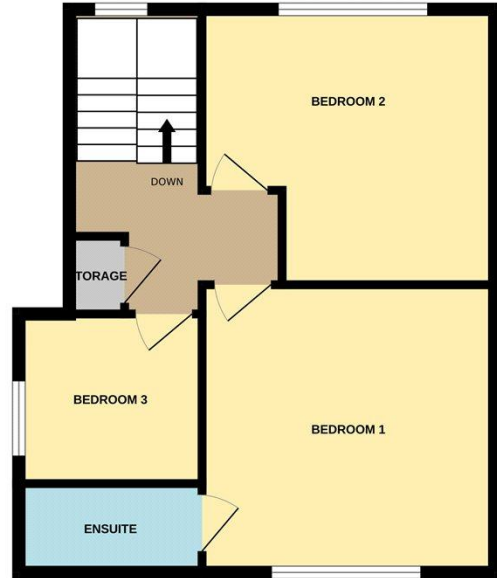
2.50 x 2.38

Double-glazed window, radiator, laminate flooring.

GROUND FLOOR
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.1 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		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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