



Holbrook Estate Agents are delighted to offer for sale this fantastic 2-bedroom semi-detached family home, located in a convenient and well-established residential area of Seaham.

This well-positioned property on Shaw Street offers excellent access to local amenities, transport links, and the nearby coastline. Situated just moments from Seaham town centre, the property benefits from a wide range of facilities including supermarkets, cafés, healthcare services, and leisure amenities. Excellent transport connections also make commuting to surrounding areas straightforward. Accommodation briefly comprises, Spacious living/dining room, Fully fitted kitchen, Two double bedrooms, Family bathroom, externally there is a double-width driveway to the front and a easy to maintain rear garden.

17 Shaw Street, Seaham, Co Durham, SR7 7HW

Offers in the region

£150,000

EPC Rating: C



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Council Tax Band: A
EPC: TBA

Location The property is located in a mainly residential street with terraced housing, close to the coastline of Seaham and within a typical urban neighbourhood in the heart of Seaham



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centre within walking distance of the sea front and all amenities.

Strong access to transport, schools, and basic retail, close to Seaham coast and leisure walks, which is one of the area's main attractions.

Direction From the town centre, it's usually under 2 minutes by car, you'd typically follow Station Road, and then local residential turn-offs toward Shaw Street.

By foot head south-east towards Seaham railway station if you're not already there, from the station area, go onto Shaw Street (it's very close and just off the main residential grid behind the centre).

Entrance Hall 2.96 x 1.82. Double-glazed window and door, open stairs, under stair cupboard, radiator, carpet.

Living Room / Dining Room 5.88 x 3.29. 3-Part double-glazed bow window to front, French doors to rear, feature fire breast with remote electric fire, 2 radiators, carpet.

Kitchen 2.77 x 2.28. Double-glazed window and door to side, full range of base and wall units, electric oven, electric hob, extractor, integrated slim-line dishwasher, under stair storage cupboard, panelled ceiling with spotlights, fully tiled walls, tiled floor, radiator.

First Floor

Landing Double-glazed window, loft entrance, carpet.

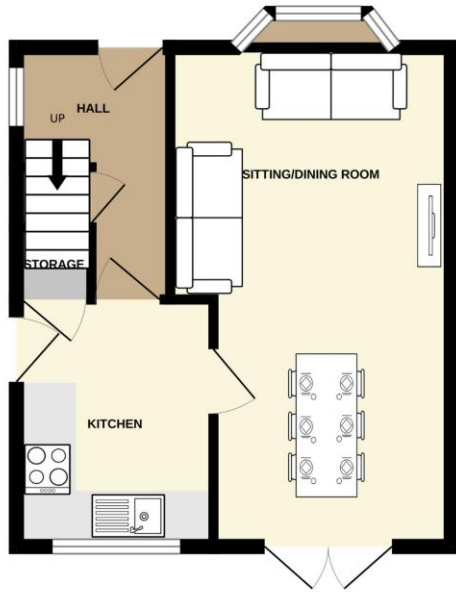
Bedroom 1 4.27 x 2.70. Double-glazed window, bulk-head storage cupboard, radiator, carpet.

Bedroom 2 3.16 x 3.09. Double-glazed window, radiator, carpet.

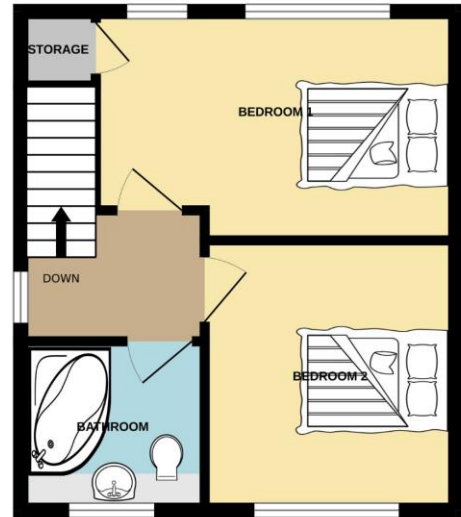
Bathroom 1.98 x 1.96. Double-glazed window, panelled bath with screen and bar shower, full wall of vanity units with back to wall w/c and hand basin, tiled floor, panelled ceiling, spotlights.



GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 655 sq.ft. (60.9 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	74 C	80 C
55-68	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