



Holbrook Estate Agents offer this fantastic opportunity to acquire this well-proportioned two-bedroom semi-detached home, ideally located in a popular residential area of Seaham, close to local amenities, transport links, and the stunning Northeast coastline.

Situated in a convenient location, the property is within easy reach of Seaham town centre, offering a range of shops, supermarkets, schools, and leisure facilities. The beautiful Seaham Beach is just a short distance away, perfect for coastal walks and days out.

Commuters will benefit from excellent transport connections via the nearby A19, providing access to Sunderland and Durham, while Seaham Railway Station offers rail links further afield.

Comprising of open entrance hall, living room, kitchen, dining room, utility, 2 large bedrooms and a family bathroom, front and rear gardens with off road parking.

This property presents excellent scope for personalisation and would suit a range of buyers, including first-time purchasers, small families, or investors seeking a strong rental opportunity.

Council Tax Band- A  
EPC-D

**Wedgewood Road**  
Westlea, Seaham, SR7

Asking Price:

**£119,950**

EPC Rating: D



**Location:**

Situated in the Westlea/Deneside area of Seaham. Residential estate, mainly semi-detached housing.

Around 1 mile from Seaham town centre and train station with easy access to the A19, giving routes to Sunderland, Durham and North or South.

Convenience stores and Supermarkets within easy reach. Several good primary schools within 0.3-0.5 miles, secondary school (Seaham High) about 0.5 miles away. Seaham railway station only 1 mile, Regular bus routes locally. Local takeaways, pubs, and cafés within walking distance, sports pitches and leisure facilities nearby.

**Direction:**

Start in Seaham town centre and head north-west on Byron Place, continue onto Station Road (B1287), turn left onto Dene House Road, continue straight, then turn right onto Wedgewood Road.



**Entrance Hall:**

**2.25 x 1.87**

Composite entrance door, open stairs, under stair storage cupboard, radiator, carpet. Leading to living room and kitchen.

**Living Room:**

**4.37 x 3.35**

Double-glazed window, feature media panelling with inset lighting, radiator, carpet.

**Kitchen:**

**3.09 x 2.05**

Double-glazed window, full range of base and wall units, stainless steel sink and drainer, electric oven, ceramic hob, extractor, tiled splashback, laminate flooring, radiator, space for free-standing fridge/freezer. Arch through to dining area.



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**Dining Room:****3.23 x 3.09**

Double-glazed window, radiator, laminate flooring.

**Utility Room:****4.11 x 1.88**

Double-glazed window to front, double-glazed door to rear, base units and worktops, porcelain sink, space for plumbed washing machine and dryer.

**First Floor****Landing:****3.26 x 1.91**

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

**Bedroom 1:****3.53 x 3.35**

Double-glazed window with blinds, feature media panelling with inset lighting, radiator, carpet.

**Bedroom 2:****3.53 x 3.00**

Double-glazed window, built-in storage cupboard, radiator, carpet.

**Bathroom:****2.25 x 1.91**

Double-glazed window, panelled bath with screen and bar shower, designer hand basin with vanity unit, w/c, tall chrome ladder towel warmer, fully clad walls, vinyl flooring.

**External****Front:**

Block paved driveway, stone paved path and steps, lawn.

**Rear:**

Stone paved patio area, retaining wall, lawn.

**CLAUSES:**

1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and Holbrook Ltd accepts no liability for their accuracy.

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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.



GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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