



3 Bedrooms

Introducing this stunning modern detached house, boasting 3 bedrooms and a wealth of appealing features. The property exudes a sense of brightness and homeliness, with a modern and stylish aesthetic throughout. The property benefits from a well-maintained south facing garden, perfect for enjoying outdoor gatherings or simply unwinding in a tranquil setting.

Residents will also appreciate the convenience of allocated parking and a garage, ensuring ample space for vehicles and storage.

Located in a sought-after area, this property offers a perfect blend of comfort and style, ideal for those seeking a contemporary living space.

Don't miss the opportunity to make this house your home and enjoy a lifestyle of modern luxury.

Asking Price:

£225,000

EPC Rating: B

Roseberry Close

Seaham, County Durham, SR7



Kitchen:

4.38 x 3.08

UPVC French Doors, UPVC Window, Radiator, Gas Hob, Electric Oven, Extractor Fan, Stainless Steel Sink with Mixer Tap, Wood Flooring.

Reception Room:

3.42 x 4.47

Radiator, UPVC Bay Window, UPVC Window, Built in Storage.

WC (Ground Floor):

1.34 x 0.93

Toilet, Washbasin, UPVC Window, Radiator, Wood Flooring.

Bedroom 1:

3.14 x 2.74

Built In Storage Cupboard, UPVC Window, Radiator.

En-Suite:

1.36 x 2.49

Tiled Flooring, UPVC Window, Toilet, Washbasin with Chrome Mixer Tap, Walk in Shower.

Bedroom 2:

3.44 x 2.39

Radiator, UPVC Window x 2.

Bathroom:

2.14 x 1.44



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



Bath, Bath Shower Mixer Tap, Glass Shower Screen, Overhead Shower, UPVC Window, Radiator, Washbasin, Toilet.

Bedroom 3:

2.40 x 1.78

Radiator, UPVC Window.

Garage:

Electric Installed.

Material Information:

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

MAINTENANCE / SERVICE CHARGE: NO

WATER METER: TBC

PARKING ARRANGEMENTS: Single Garage & Driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here

<https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: Yes

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:

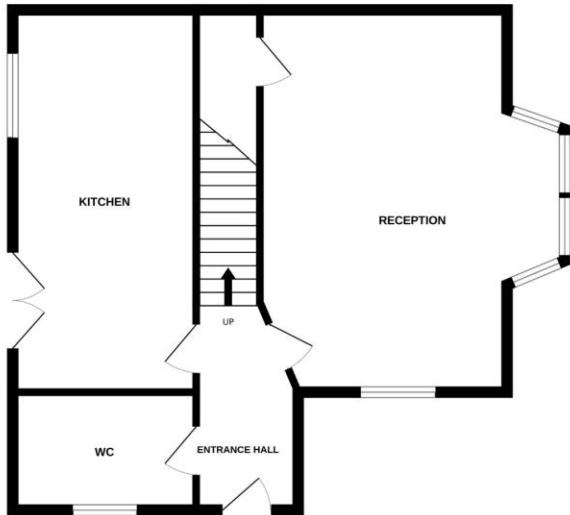
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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 Halbrook Ltd accepts no liability for their accuracy.

Tenure - Freehold

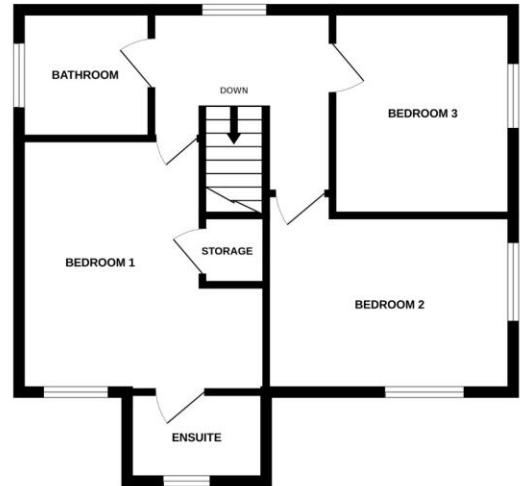
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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		94 A
81-91	B	82 B	
69-80	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