



3 Bedrooms

Nestled within the charming village of Seaham, this modern semi-detached house offers a delightful blend of comfort and style.

Boasting three generously sized bedrooms, this property is the epitome of a cosy and inviting home. Upon entering, you are greeted by a bright and airy interior, creating a warm and welcoming atmosphere throughout. The spacious layout provides ample room for both relaxation and entertaining guests. The property also benefits from a well-maintained garden, perfect for enjoying the outdoors on sunny days. Additionally, a garage offers convenient parking and storage space. Conveniently located in the heart of the village, residents can enjoy easy access to local amenities, schools, and transport links.

Woodlands

Seaham, County Durham, SR7

Asking Price:

£240,000

EPC Rating: D



Sitting Room/Dining Area:

25'3" x 12'6" (7.7m x 3.8m)

Panelled Feature Wall, Radiator x 2, UPVC Bay Window, UPVC French Doors, Insert LED Electric Fireplace.

Kitchen:

9'2" x 8'6" (2.8m x 2.6m)

UPVC Window, Electric Hob, Angled Chimney Cooker Hood, Oven, Undermount Kitchen Sink, Sink Mixer Tap with Pull Out Spray, Built in Microwave, Integrated Fridge / Freezer.



Bedroom 1:

12'6" x 10'10" (3.8m x 3.3m)

Part Panelled Feature Wall, Radiator, UPVC Window.

Bedroom 2:

12'10" x 9'10" (3.9m x 3m)

UPVC Window, Radiator.

Bedroom 3:

6'3" x 6'11" (1.9m x 2.1m)

Radiator, UPVC Window.



Bathroom:

7'10" x 5'7" (2.4m x 1.7m)

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



Combination Vanity Basin and Toilet, Chrome Mixer Tap, Towel Radiator, UPVC Window, Glass Shower Screen, Bath, Shower Head Mixer Tap, Tiled Walls, Tiled Floor.

Utility Room:
3'3" x 9'2" (1m x 2.8m)

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.

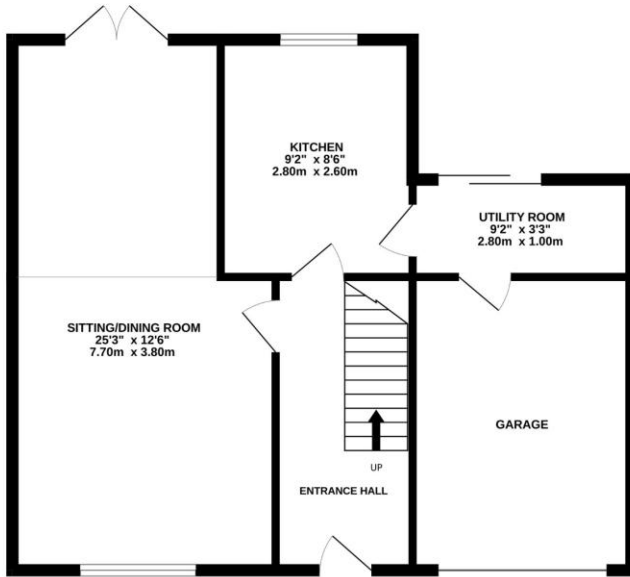
Disclaimer:

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.

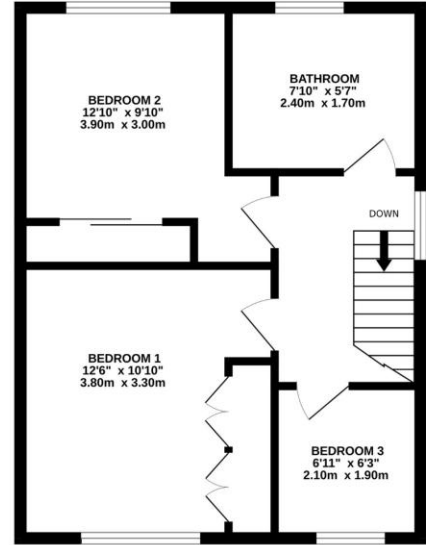


Tenure - Freehold

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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		81 B
69-80	C		
55-68	D	67 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