



3 Bedrooms

Holbrook Estate Agents are pleased to offer for sale this well-presented three-bedroom semi-detached home, situated in a quiet residential area of Deneside, Seaham. Ideal for first-time buyers, families or investors alike.

The property offers spacious and versatile accommodation throughout, comprising a welcoming living room, large dining room, fully fitted kitchen and convenient ground floor cloakroom. To the first floor are three well-proportioned bedrooms and a modern family shower room.

Externally, the property benefits from a huge garage, double-width driveway providing ample off-street parking, and a private rear garden ideal for outdoor enjoyment.

Conveniently located close to local schools, shops and everyday amenities, the property also offers easy access to Seaham town centre and the A19 for commuting. Excellent transport links, nearby supermarkets and healthcare facilities further enhance this family-friendly location.

Asking Price:

£145,000

EPC Rating: To be confirmed

Walpole Avenue

Seaham, County Durham, SR7



Entrance Hall:

11'10" x 6'2" (3.6m x 1.88m)

Composite entrance door, open stairs, under stair storage cupboard, radiator.

Reception Room:

13'6" x 11'11" (4.11m x 3.63m)

3-Part double-glazed bow window, radiator.

Dining Room:

20'1" x 10'4" (6.12m x 3.15m)

Double-glazed window and French doors leading to rear garden, built-in storage cupboard, 2 radiators.



Kitchen:

13'7" x 8'4" (4.14m x 2.54m)

Double-glazed window and door to rear garden, full range of base and wall units, double Neff electric oven, Neff ceramic hob, Neff chrome chimney extractor, space for fridge and freezer, tiled splashback, vinyl flooring, radiator, spotlights.

WC:

5'6" x 2'4" (1.68m x 0.7m)

Double-glazed window, w/c, vinyl flooring, extractor, radiator.



First Floor

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



Landing:
7'10" x 5'7" (2.4m x 1.7m)
Loft entrance.

Master Bedroom:
11'2" x 10'1" (3.4m x 3.07m)
Double-glazed window fitted sliding mirror door wardrobes, radiator.

Bedroom 2:
13'2" x 10'6" (4.01m x 3.2m)
Double-glazed window, full wall of fitted sliding mirror door wardrobes, radiator.

Bedroom 3:
9'2" x 9'7" (2.8m x 2.92m)
Double-glazed window, bulk-head storage cupboard, radiator.



Shower Room:
7'3" x 6'5" (2.2m x 1.96m)
Double-glazed window, walk-in shower enclosure, panelled walls and bar shower, tiled walls, vinyl flooring, hand basin with vanity units, w/c, extractor, clad ceiling with spotlights.

External

Garage:
23'5" x 16'8" (7.14m x 5.08m)
Extensive double garage with remote doors, sockets and lighting.

Front:
Double width resin driveway with double gates, leading to double garage, gravelled area.

Side:
Gravelled.

Rear:
Large concrete patio, lawn, raised borders with mature shrubs and bushes.

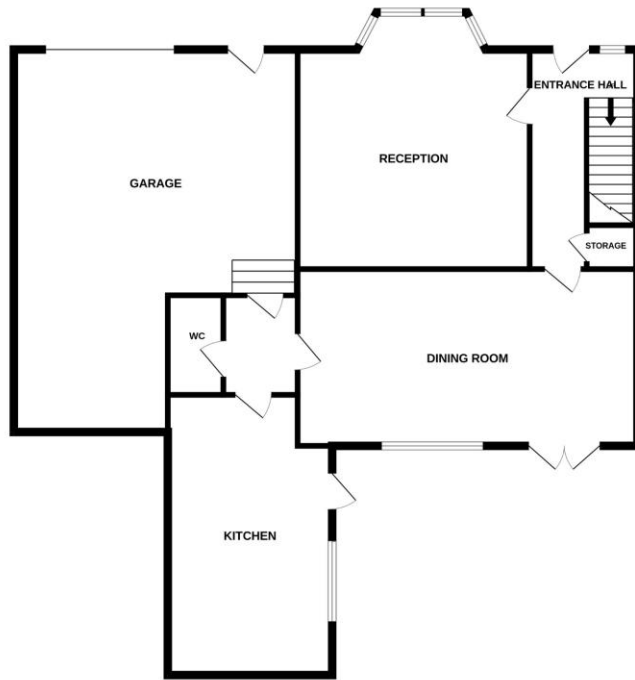


Tenure - Freehold

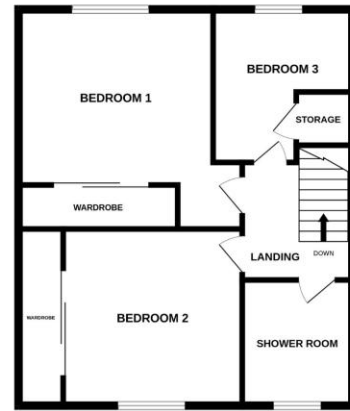
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
1391 sq.ft. (129.2 sq.m.) approx.



1ST FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 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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For additional information and full photo gallery please visit

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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