



3 Bedrooms

Presenting this charming and modern detached house, boasting three bedrooms and a host of desirable features.

The property is flooded with natural light, creating a bright and welcoming atmosphere throughout. The spacious garden provides a perfect outdoor retreat, while the convenience of off-street parking and a garage adds to the appeal of this delightful home.

Located in a sought-after neighbourhood, this property offers a peaceful and serene setting, ideal for families or those seeking a tranquil living environment.

The stylish interior is tastefully decorated, creating a comfortable and inviting living space.

With its convenient location and attractive features, this property is sure to impress even the most discerning buyers.

Asking Price:

£215,000

EPC Rating: B

Mulberry Way

Seaham, County Durham, SR7



Reception Room:
11'3" x 14'6" (3.43m x 4.42m)
UPVC Bay Window, Radiator.

Kitchen:
10'3" x 14'4" (3.12m x 4.37m)
Integrated Dishwasher, Stainless Steel Sink with Chrome Mixer Tap, Gas Hob, Oven, Extractor Fan, Integrated Fridge/Freezer, UPVC Window, UPVC French Doors.

Bedroom 1:
8'10" x 10' (2.7m x 3.05m)
Radiator, UPVC Window.

En-Suite:
4'6" x 8'6" (1.37m x 2.6m)
Toilet, Washbasin with Mixer Chrome Tap, UPVC Window, Walkin Shower, Radiator.

Bedroom 2:
8'4" x 11'3" (2.54m x 3.43m)
Radiator, UPVC Window.

WC (Ground Floor):
4'4" x 3'3" (1.32m x 1m)
Toilet, Washbasin with Mixer Tap, UPVC Window, Radiator.



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



Bedroom 3:
8'1" x 6'1" (2.46m x 1.85m)
Radiator, UPVC Window.

Garage

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



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		

For additional information and full photo gallery please visit

www.holbrookandco.co.uk

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