



2 Bedrooms

This charming, terraced bungalow presents a wonderful opportunity for those seeking a peaceful and homely retreat. Boasting two well-appointed bedrooms, this property offers a comfortable living space that is perfect for individuals or small families.

The quiet surroundings provide a tranquil atmosphere, ideal for relaxation and unwinding after a long day.

The property features a lovely outside space, perfect for enjoying the fresh air.

The spacious interior is thoughtfully designed to maximise living space and create a cosy ambiance.

With modern fixtures and fittings, this bungalow is both practical and stylish.

Conveniently located in a sought-after area, this property is close to amenities, schools, and transport links, making it an excellent choice for those looking for a convenient and comfortable lifestyle.

Hill Street

Seaham, County Durham, SR7

Asking Price:

£95,000

EPC Rating: D



Reception Room:

9'10" x 10'10" (3m x 3.3m)

Radiator, UPVC Window, Insert LED Electric Fireplace.

Kitchen:

9'7" x 6'6" (2.92m x 1.98m)

Stainless Steel Sink with Chrome Mixer Tap, UPVC Window, Electric Hob, Oven, Extractor Fan.

Bathroom:

4'4" x 8'1" (1.32m x 2.46m)

Toilet, Washbasin with Chrome Mixer Tap, Bath with Chrome Mixer Tap, Overhead Shower, UPVC Window, Radiator.

Bedroom 1:

13'7" x 10'11" (4.14m x 3.33m)

Built In Wardrobe, UPVC Window, Radiator.

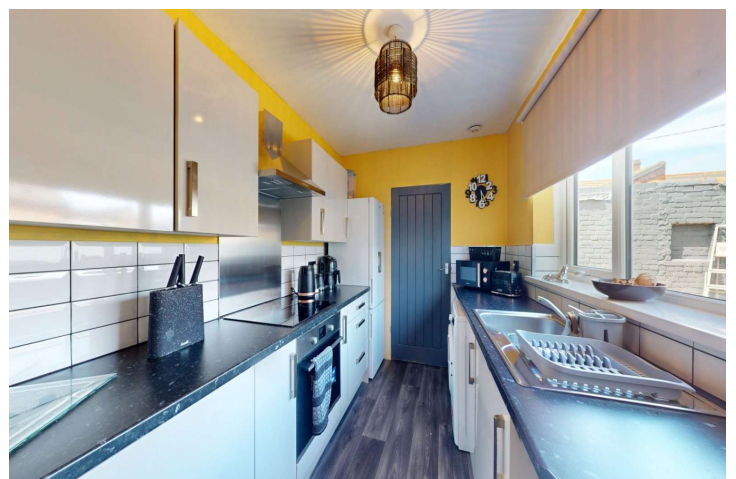
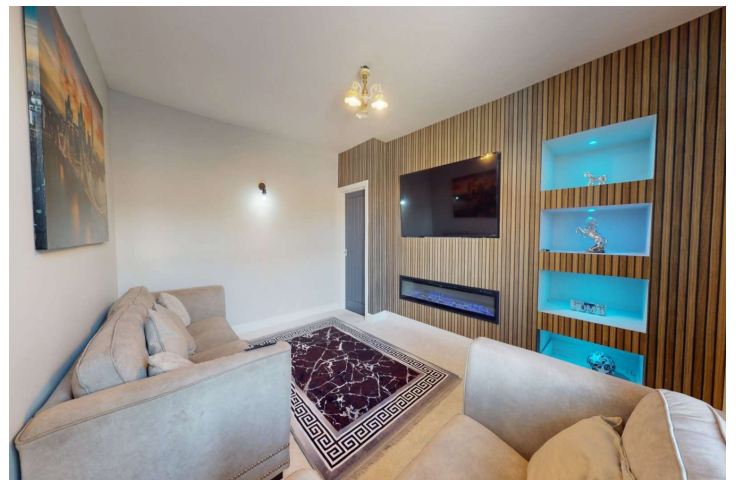
Bedroom 2:

6'11" x 14'1" (2.1m x 4.3m)

UPVC Window, Radiator.

Material Information:

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



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



MAINTENANCE / SERVICE CHARGE: NO

WATER METER: TBC

PARKING ARRANGEMENTS: On Street

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

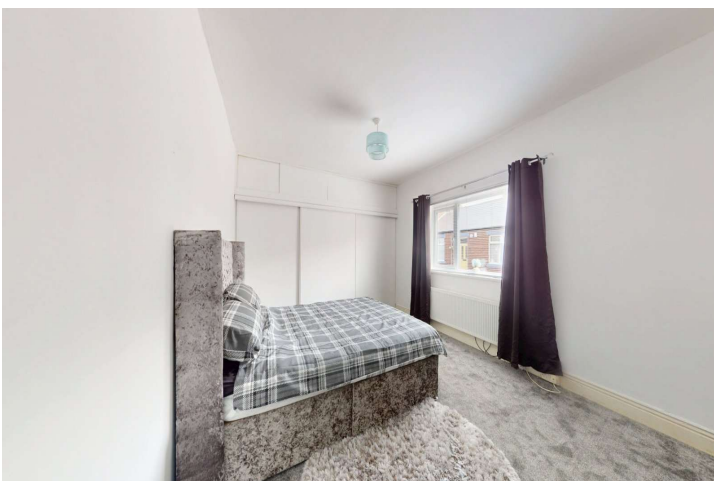
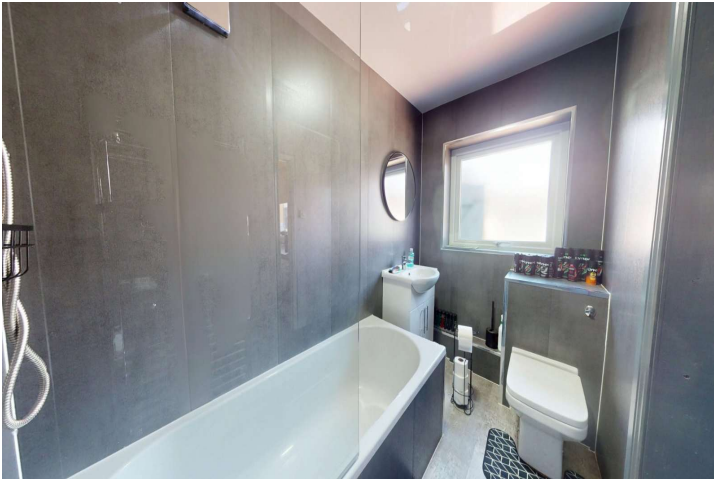
ELECTRIC CAR CHARGER: Yes

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.

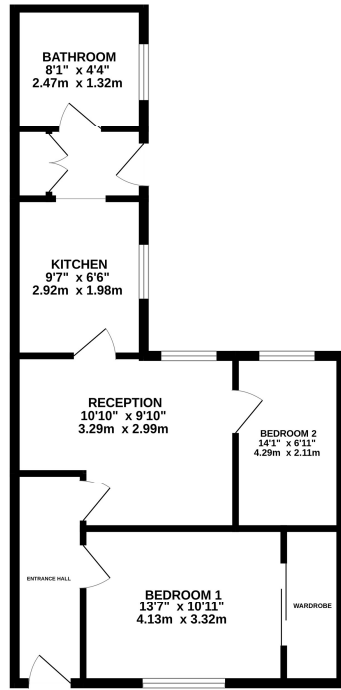


Tenure - Freehold

Viewing - By appointment through Holbrook & Co



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 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.
Made with Metropack i2000.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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