HOLBROOK & CO
ESTATE AGENTS



3 Bedrooms

Charming, terraced house located in a desirable neighbourhood, offering a perfect blend of comfort and peace.

This immaculately presented property boasts three spacious bedrooms, ideal for families or professionals seeking a convenient home.

The property features open-plan living area which is perfect for social gatherings and offers ample natural light, creating a bright and airy feel.
The kitchen has ample storage space, making meal preparation a breeze.
The home also benefits from a downstairs WC, and bathroom upstairs.

Conveniently located close to local amenities, schools, and transport links, this property offers the perfect combination of convenience and comfort.

Dillon Street

Seaham, County Durham, SR7

Asking Price:

£115,000

EPC Rating: To be confirmed

0191 581 5709 | seaham@thecastledenegroup.com | **www.holbrookandco.co.uk**
Unit 2, North Quay, North Terrace, Seaham, SR7 7EU



Reception Room:
11'7" x 10'7" (3.53m x 3.23m)
UPVC Bay Window, Electric Fire with Surround, Radiator.

Dining Room:
16'9" x 12'1" (5.1m x 3.68m)
UPVC Window, Radiator, Under Stair Storage Cupboard.

Kitchen:
6'6" x 12'8" (1.98m x 3.86m)
Stainless Steel Sink, with Chrome Mixer Tap, UPVC Window, Boiler.

Bedroom 1:
12'9" x 8'8" (3.89m x 2.64m)
UPVC Window, Radiator.

Bedroom 2:
10'10" x 9'11" (3.3m x 3.02m)
UPVC Window, Radiator.

Bedroom 3:
9'8" x 6'1" (2.95m x 1.85m)
UPVC Window, Radiator.

Shower Room:
6'7" x 5'1" (2m x 1.55m)
Toilet, Washbasin, Tiled Walls, Radiator, UPVC Window, Extractor Fan, Wall Mounted Mixer Shower.





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









WC (Ground Floor):
Toilet, UPVC Window.

Material Information:
The following information should be read and considered by any potential buyers prior to making a transactional decision:
SERVICES We are advised by the seller that the property has mains provided gas, electricity, water and drainage.
WATER METER - TBC
PARKING ARRANGEMENTS - On-Street
BROADBAND SPEED The maximum speed for broadband in this area is shown by imputing the postcode at the following link here >
ELECTRIC CAR CHARGER - No

Disclaimer:
Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it.
MORTGAGE ADVICE It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicant's ability to obtain this finance.
If you need any help or advice over obtaining a mortgage, our mortgage department will be pleased to help and advise you on all Building Society or Bank mortgages without obligation.
This service is available even if you are not buying via ourselves. Written quotations available on request.
There is no charge for this service.

Please note that all sizes have been measured with an electronic measuring tape and are approximations only.

Under the terms of the property miss-descriptions act we are obliged to point out that none of the services described in these particulars have been tested by ourselves.

We present these details of the property in good faith, and they were accurate at the time at which we inspected the property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

Intending purchasers should not rely on them as statements of presentation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tenure - Freehold

Viewing - By appointment through Holbrook & Co



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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