



Introducing this charming semi-detached house with 3 bedrooms, located in a sought-after neighbourhood. The property is being sold with long term Tenant in Situ, 4.73% Rental Yield annually. Boasting a well-maintained garden and a convenient garage, this property offers a perfect blend of comfort and functionality.

The spacious living area is ideal for family gatherings or relaxation, while the modern kitchen is equipped with top-of-the-line appliances for your culinary adventures. The bedrooms are generously sized, providing ample space for rest and relaxation.

The property is situated in a peaceful area, yet within easy reach of local amenities, schools, and transport links

This property is for sale by the Modern Method of Auction.

# Redwood

## Seaham, County Durham, SR7

Asking Price:

**£165,000**

EPC Rating: D



**Kitchen:**

**18'6" x 10'7" (5.64m x 3.23m)**

Gas Hob, Oven, Extractor Fan, UPVC Window, Integrated Fridge / Freezer, UPVC Sliding Patio Doors, Radiator, Sink with Mixer Tap.

**Reception Room:**

**13'5" x 9'9" (4.1m x 2.97m)**

Radiator, UPVC Window.

**WC (Ground Floor):**

**4' x 2'6" (1.22m x 0.76m)**

Toilet, Washbasin, Radiator.

**Bedroom 1:**

**12'8" x 9'5" (3.86m x 2.87m)**

Radiator, UPVC Window.

**Ensuite Bathroom:**

**6'3" x 3'6" (1.9m x 1.07m)**

Toilet, UPVC Window, Washbasin, Walkin Overhead Shower.

**Bedroom 2:**

**9'4" x 10'10" (2.84m x 3.3m)**

Radiator, UPVC Window.

**Bedroom 3:**

**7'6" x 9'9" (2.29m x 2.97m)**

Radiator, UPVC Window.



For additional information and full photo gallery please visit [www.holbrookandco.co.uk](http://www.holbrookandco.co.uk)



**Bathroom:**

**8'5" x 9'5" (2.57m x 2.87m)**

Toilet, UPVC Window, Washbasin, Bath, Extractor Fan, Radiator.

**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** - Garage & Driveway

**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

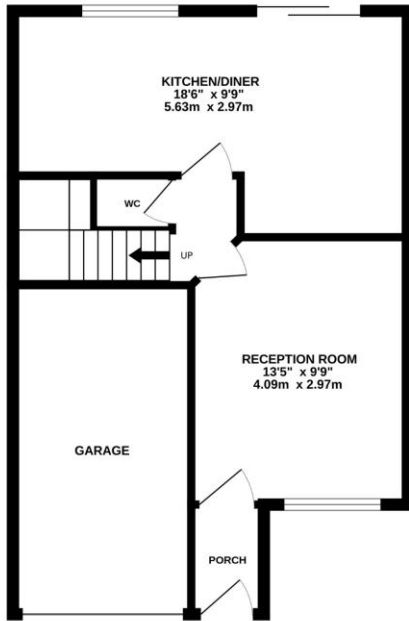


**Tenure** - Freehold

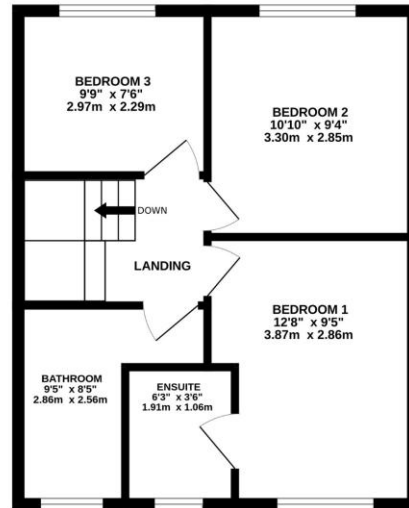
**Viewing** - By appointment through Holbrook & Co



GROUND FLOOR



1ST FLOOR



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		
69-80	C		
55-68	D	55 D	57 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