



2 Bedrooms

Welcome to this stunning two-bedroom terraced house that has been tastefully renovated to offer a modern and comfortable living space.

Step inside to find a bright and airy interior, with ample natural light streaming through the windows.

The spacious living room is perfect for relaxing and entertaining, while the well-appointed kitchen is a chef's dream with its modern appliances.

Outside, you will find a courtyard with resident parking also available for your convenience.

Located in a sought-after neighbourhood, this property offers easy access to local amenities, schools, and transport links.

Park Street
Seaham, County Durham, SR7

Offers in the region

£99,950

EPC Rating: E



Kitchen:

6' x 12'8" (1.83m x 3.86m)

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

Dining Room:

14'5" x 10'6" (4.4m x 3.2m)

Radiator, UPVC Window.

Reception Room:

12'8" x 11'9" (3.86m x 3.58m)

UPVC Window, Radiator.

Bathroom:

5'3" x 6' (1.6m x 1.83m)

Toilet, UPVC Window, Bath, Washbasin, Radiator.

Bedroom 1:

14'9" x 11'9" (4.5m x 3.58m)

UPVC Window, Radiator.

Bedroom 2:

7'7" x 10'11" (2.3m x 3.33m)

UPVC Window, Radiator.

Material Information:

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

MAINTENANCE / SERVICE CHARGE: NO



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



WATER METER: TBC

PARKING ARRANGEMENTS: Driveway, Enclosed of Road Parking to the Rear.

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: No

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 Holbrook Ltd accepts no liability for their accuracy.

Tenure - Freehold

Viewing - By appointment through Holbrook & Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	52 E	
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