



3 Bedrooms

Welcome to this charming semi-detached 3-bedroom house nestled in a peaceful residential area.

This lovely property boasts a homely atmosphere and offers a quiet oasis away from the hustle and bustle.

The spacious interior is well-designed, providing ample living space for you and your family.

The property features a beautifully maintained garden, perfect for relaxing or entertaining guests.

Additionally, a garage is included, providing convenient parking and extra storage space.

With its ideal location and desirable features, this property is ideal for those seeking a comfortable and serene home.

Offers in the region

£180,000

EPC Rating: D

Burdon Crescent

Seaham, County Durham, SR7



Reception Room:

10'11" x 11'11" (3.33m x 3.63m)

UPVC Bay Window, Radiator, Electric Fire with Surround.

Dining Room:

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

UPVC Window, Radiator.

Kitchen:

7'7" x 15'5" (2.3m x 4.7m)

Integrated Dishwasher, UPVC Window x 2, UPVC Door, Radiator, Stainless Steel Sink with Chrome Mixer Tap, Gas Hob, Oven, Extractor Fan.



Bedroom 1:

8'10" x 13'2" (2.7m x 4.01m)

Radiator, UPVC Bay Window, Built in Storage.

Bedroom 2:

11'11" x 11'1" (3.63m x 3.38m)

Radiator, UPVC Bay Window, Built in Storage.

Bedroom 3:

6'11" x 7'9" (2.1m x 2.36m)

Radiator, UPVC Bay Window, Built in Storage.

Bathroom:

5'1" x 5'10" (1.55m x 1.78m)



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



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

Loft:

Fully Boarded, Electric Light.

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 provide gas, electricity, water and drainage however all appliances and services are turned off by the mains.

WATER METER- No

PARKING ARRANGEMENTS: Driveway & Garage

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith, and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey, and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



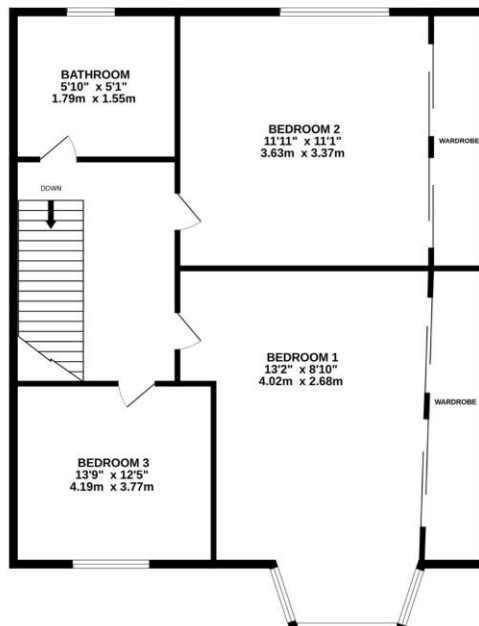
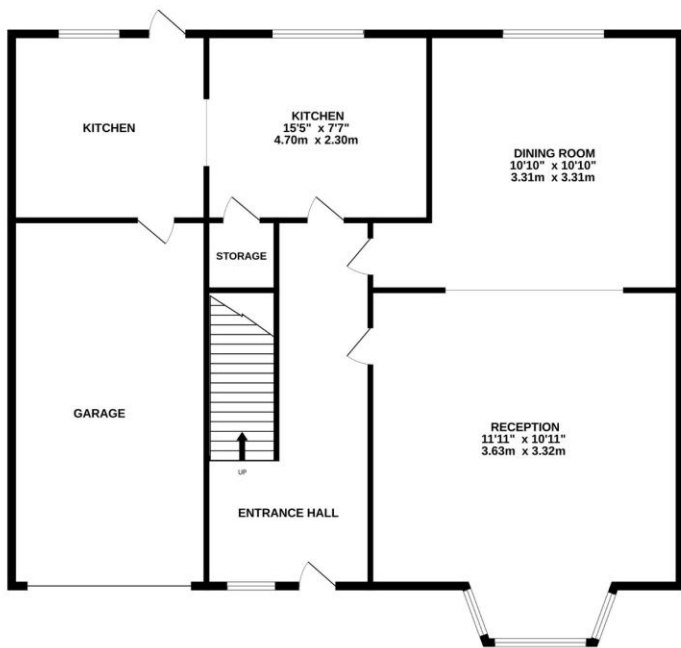
Tenure - Leasehold

Viewing - By appointment through Holbrook & Co



GROUND FLOOR
1773 sq.ft. (164.7 sq.m.) approx.

1ST FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 3042 sq.ft. (282.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
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