



3 Bedrooms

Beautifully Presented 3-Bedroom Terraced House with Garden, in the most desired area of Seaham. This stunning terraced house is a perfect combination of modern style and comfortable living. The property features three well-proportioned bedrooms, ideal for families or professionals looking for a spacious home.

The bright and airy interior boasts a contemporary design, with high-quality finishes throughout. The highlight of this property is the private garden, providing a peaceful outdoor space to relax and entertain. Residents will also benefit from two allocated parking bays, ensuring convenience and security. Located in a sought-after neighbourhood, this property offers easy access to local amenities, schools, and transport links. The vibrant community and nearby green spaces make it an ideal place to call home.

Siskin Meadow

Seaham Garden Village, Seaham,
SR7

Asking Price:

£225,000

EPC Rating: B



Kitchen:

16'1" x 12'8" (4.9m x 3.86m)

UPVC French Patio Doors, UPVC Window, Integrated Dishwasher, Stainless Steel Sink with Chrome Mixer Tap, Radiator, Gas Hob, Extractor Fan, Oven, Integrated Fridge / Freezer.

Reception Room:

16'2" x 11'1" (4.93m x 3.38m)

UPVC Window, Radiator.

WC (Ground Floor):

4'5" x 6'1" (1.35m x 1.85m)

Toilet, Washbasin with Chrome Mixer Tap, Radiator.

Ensuite Bathroom:

4'5" x 7'1" (1.35m x 2.16m)

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

Bedroom 1:

12'8" x 11'3" (3.86m x 3.43m)

Radiator, UPVC Window.

Bedroom 2:

8'10" x 7'7" (2.7m x 2.3m)

Radiator, UPVC Window.

Bathroom:

6'2" x 6'11" (1.88m x 2.1m)



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



Extractor Fan, Bath, Washbasin with Chrome Mixer Tap, Toilet, Radiator.

Bedroom 3:
8'8" x 11' (2.64m x 3.35m)

Radiator, UPVC Window.

Loft:

Part Boarded - No Electrics

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 - Two Residents Parking Bays (Front of the home)

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

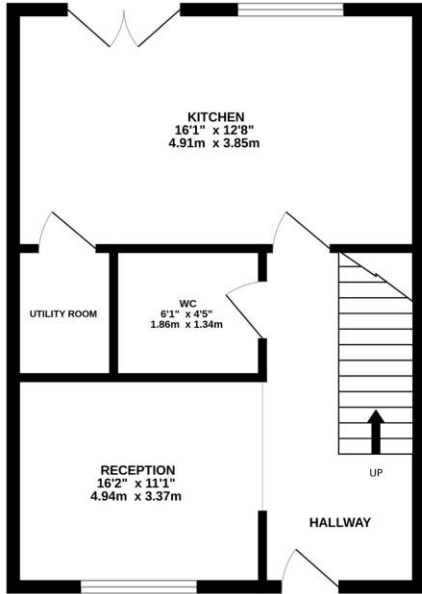


Tenure - Freehold

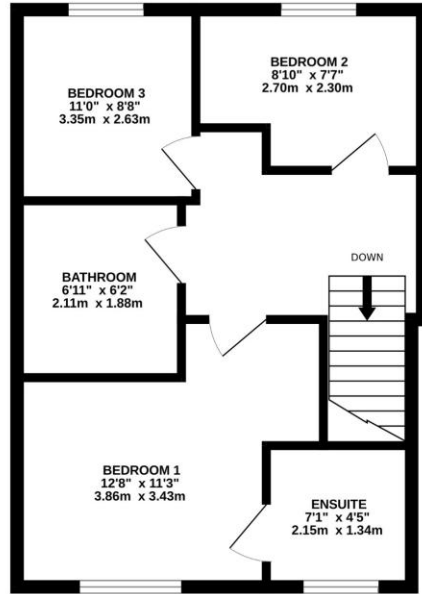
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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	91 B	91 B
69-80	C		
55-68	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