



2 Bedrooms

Holbrook Estate Agents are delighted to offer for sale this immaculate, 2-bedroom semi-detached family home.

Situated in the highly sought-after area in Seaham, this beautifully presented property offers spacious, modern living perfect for families and commuters.

Comprising, kitchen, reception and dining area, stunning Sunroom, two good sized bedrooms, family bathroom, with a double driveway and a well-maintained garden to the rear.

This property is ideal for family life and entertaining.

# Derwent Close

Seaham, County Durham, SR7

Asking Price:

**£149,950**

EPC Rating: To be



**Reception/Dining Room:**

**10'4" x 18'10" (3.15m x 5.74m)**

UPVC Window, Radiator x 2, UPVC French Doors, Ceiling Spotlights.

**Sunroom:**

**7'9" x 10'2" (2.36m x 3.1m)**

Ceiling Spotlights, UPVC Window, UPVC French Doors, Roof Lantern.

**Kitchen:**

**7'7" x 7'7" (2.3m x 2.3m)**

Gas Hob, Oven, Extractor Fan, UPVC Window, Storage Cupboard, UPVC Door, Radiator.

**Bedroom 1:**

**23'7" x 8'8" (7.2m x 2.64m)**

Built in Storage, UPVC Window, Storage Cupboard, Radiator.

**Bedroom 2:**

**9'11" x 9'10" (3.02m x 3m)**

Radiator, UPVC Window.

**Bathroom:**

**5'10" x 6'4" (1.78m x 1.93m)**

Bath with Mixer Tap, Overhead Shower, Glass Shower Screen, UPVC Window, Toilet, Washbasin with Mixer Tap, Radiator.



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

**Material Information:**



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

**MAINTENANCE / SERVICE CHARGE:** NO

**WATER METER:** TBC

**PARKING ARRANGEMENTS:** Double Driveway

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following 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 Halbrook Ltd accepts no liability for their accuracy.

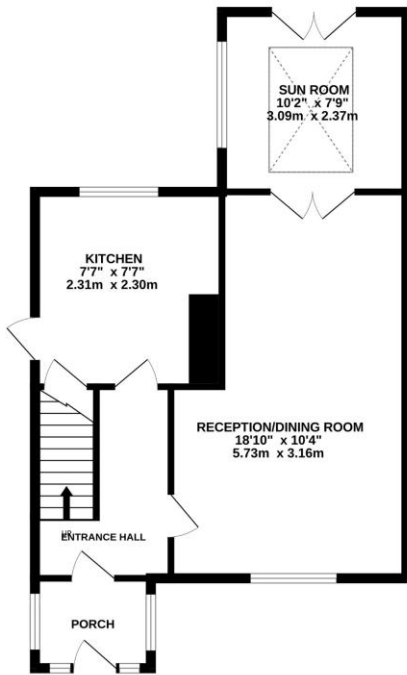


**Tenure** - Freehold

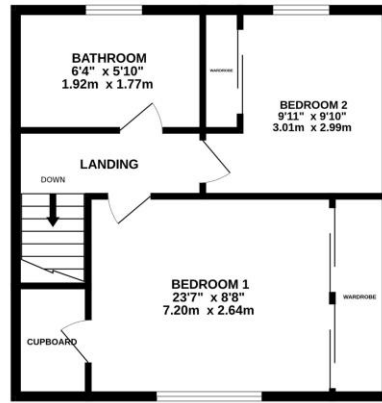
**Viewing** - By appointment through Holbrook & Co



GROUND FLOOR  
637 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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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