



Impeccably presented terraced cottage boasting three bedrooms in a sought-after location.

This charming property exudes warmth and character, offering a bright and homely atmosphere throughout.

The well-appointed living spaces are perfect for both relaxing and entertaining, with ample natural light streaming in.

The property also benefits from a delightful outside space, ideal for enjoying al fresco dining or simply unwinding in the fresh air.

Don't miss out on the opportunity to make this delightful property your new home.

Candlish Terrace

Seaham, County Durham, SR7

Asking Price:

£135,000

EPC Rating: C



Reception Room:

10'10" x 14'8" (3.3m x 4.47m)

Radiator, UPVC Window, Gas Fire (TBC)

Dining Room:

17' x 14'4" (5.18m x 4.37m)

Radiator, UPVC Window, Gas Fire with Surround (TBC)

Kitchen:

11'5" x 7'8" (3.48m x 2.34m)

Electric Hob, Oven, UPVC Window, Extractor Fan, Ceramic White Sink with Chrome Mixer Tap, Radiator, UPVC Door.



Bathroom:

7'9" x 6'9" (2.36m x 2.06m)

Bath with Chrome Bath Filler & Handheld Shower, UPVC Window, Extractor Fan, Walkin Shower with Overhead Chrome Shower with Handset and Head, Washbasin with Mixer Tap, Towel Radiator, Toilet.

Bedroom 1:

11'2" x 11'7" (3.4m x 3.53m)

UPVC Window, Radiator.

Bedroom 2:

11'1" x 7'1" (3.38m x 2.16m)

UPVC Window, Radiator.

Bedroom 3:



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



11'2" x 6'11" (3.4m x 2.1m)

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

WATER METER: TBC

PARKING ARRANGEMENTS: On Street

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:

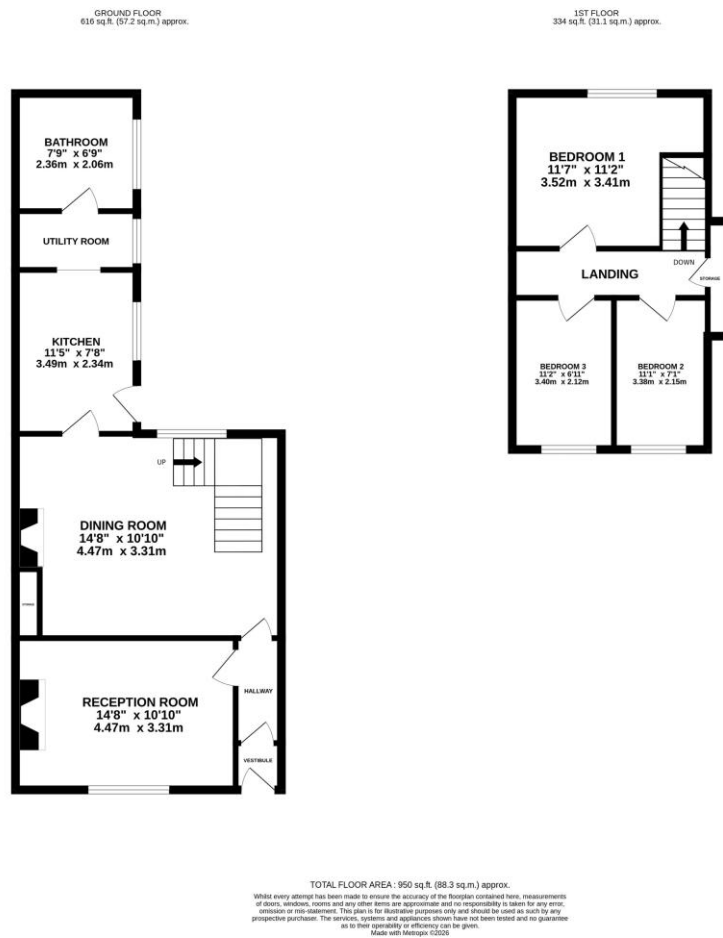
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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 Halbrook 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	71 C	77 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