



2 Bedrooms

Nestled in a sought-after residential area, this charming semi-detached house boasts two spacious bedrooms, making it an ideal family home or investment opportunity, with the added benefit of a loft conversion.

The property exudes a sense of warmth and comfort throughout, with a bright and airy living space that is perfect for relaxing or entertaining guests.

The well-maintained garden provides a tranquil outdoor retreat, while the convenience of off-street parking adds to the property's appeal.

Situated within close proximity to local amenities, schools, and transport links, this home offers both convenience and comfort.

Don't miss the opportunity to make this affordable and inviting property your own.

Contact us today to arrange a viewing and experience the charm of this delightful home firsthand.

Asking Price:

£130,000

EPC Rating: To be confirmed

Warkworth Crescent

Seaham, County Durham, SR7



Reception Room:

10'6" x 14'1" (3.2m x 4.3m)

Gas Fire with Surround, UPVC Bay Window, Radiator.

Dining Room:

7'4" x 17'7" (2.24m x 5.36m)

UPVC French Doors, Radiator.

Kitchen:

13' x 5'4" (3.96m x 1.63m)

Oven, Electric Hob, Extractor Fan, Integrated Fridge / Freezer, UPVC Door, UPVC Window, Stainless Steel Sink.

Bedroom 1:

10'10" x 10'6" (3.3m x 3.2m)

UPVC Window, Radiator.

Bedroom 2:

11'3" x 8' (3.43m x 2.44m)

Radiator, UPVC Window.

Bathroom:

5'5" x 5'9" (1.65m x 1.75m)

Bath with Chrome Mixer Tap, Washbasin with Chrome Mixer Tap, Radiator, UPVC Window.



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



Loft Conversion:

20'6" x 7'9" (6.25m x 2.36m)

Velux Window x 2, Eave Storage.

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: 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:

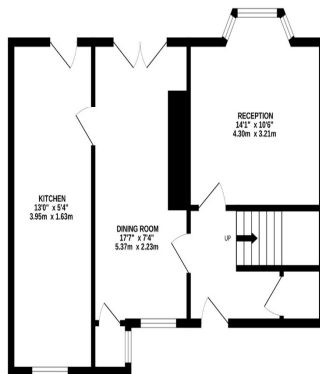
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to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

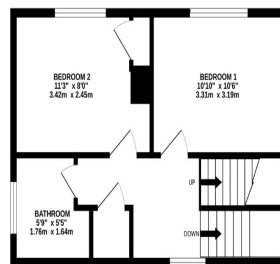
Viewing - By appointment through



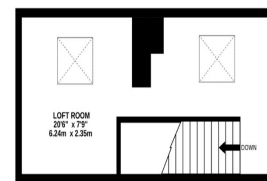
GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



TOTAL FLOOR AREA: 1188 sq.ft. (110.4 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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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