



4 Bedrooms

Introducing this charming and beautifully presented 4-bedroom terraced house, exuding a homely ambiance and offering a spacious and stylish living environment.

The interior features a generous living area, a modern kitchen, and four bedrooms, all designed to provide comfort and convenience.

The home also benefits from a spacious shower room on the ground floor & a cloakroom on the first floor.

Located in a sought-after neighbourhood, this property benefits from easy access to local amenities, schools, and transport links.

Byron Terrace

Seaham, County Durham, SR7

Asking Price:

£145,000

EPC Rating: To be confirmed



Reception Room:

3.59 x 3.58

Fire (TBC Gas or Electric) UPVC Box Bay Window, Single Pain Window, Radiator.

Dining Room:

3.76 x 4.56

Radiator, UPVC Window.

Kitchen:

4.68 x 2.04

UPVC Window, Stainless Steel Sink with Sink Mixer Tap with Pull Out Spray, Radiator.



Bedroom 1:

2.24 x 4.59

Radiator, UPVC Window.

Bedroom 2:

2.77 x 3.64

Radiator, UPVC Window, Built in Storage.

Bedroom 3:

3.57 x 2.19

Radiator, UPVC Window.

Bedroom 4:

TBC

Radiator, UPVC Window.

Ensuite Cloakroom:



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



1.99 x 1.14

Toilet, Wash Basin, UPVC Window, Boiler.

Shower Room (Ground Floor):

1.95 x 2.08

Washbasin with Chrome Mixer Tap, UPVC Window, Extractor Fan, Toilet, Walk in Shower Cubical, With Wall Mounted Chrome Thermostatic Bar Handset Shower, Radiator.

Conservatory:

2.40 x 1.32

UPVC Door & UPVC Windows.

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 Parking

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.

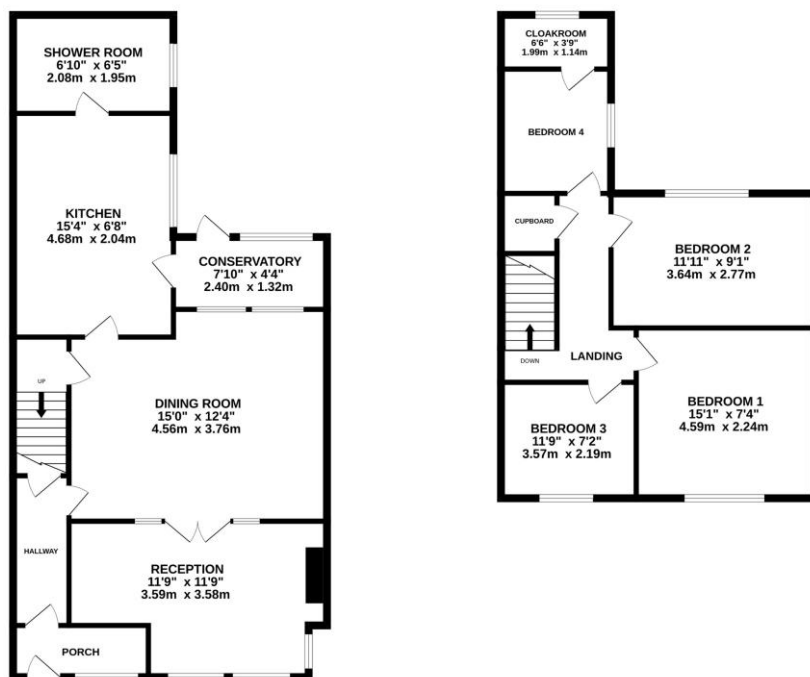
Tenure - Freehold

Viewing - By appointment through Holbrook & Co



GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.

1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

While 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