



3 Bedrooms

This charming semi-detached house offers a perfect blend space and comfort.

Boasting three spacious bedrooms, this property is ideal for a growing family looking for a new home.

The interior is bright and welcoming, creating a warm and homely atmosphere.

The well-maintained garden provides a lovely outdoor space for relaxation or entertaining guests.

Additionally, the property features off-street parking and a garage, offering convenience and security for your vehicles.

Situated in a desirable location, this property is close to local amenities, schools, and transport links, making it a fantastic choice for those seeking a convenient and comfortable lifestyle.

Burdon Crescent

Seaham, County Durham, SR7

Asking Price:

£185,000

EPC Rating: To be confirmed



Reception Room:

11'11" x 11' (3.63m x 3.35m)

Radiator, UPVC Bay Window, Electric Fire & Surround.

Dining Room:

10'8" x 16'9" (3.25m x 5.1m)

Radiator, UPVC Window, Electric Fire & Surround.

Kitchen:

14' x 7'1" (4.27m x 2.16m)

Sink with Mixer Tap, UPVC Window x 2, UPVC Door, Electric Hob, Extractor Fan.

Bedroom 1:

11'10" x 11' (3.6m x 3.35m)

Built in Wardrobes, UPVC Window, Radiator.

Bedroom 2:

10'4" x 11'1" (3.15m x 3.38m)

Built in Wardrobes, UPVC Window, Radiator.

Bedroom 3:

7'10" x 7'6" (2.4m x 2.29m)

Radiator, UPVC Window.

Bathroom:

5'2" x 6' (1.57m x 1.83m)

UPVC Window, Toilet, Bath with Overhead Shower, Washbasin, Radiator.

Material Information:



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



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 provide gas, electricity, water and drainage.

WATER METER- Yes

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> [Broadband Speed Checker - UK's No.1 Broadband Speed Test](#)

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property



Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

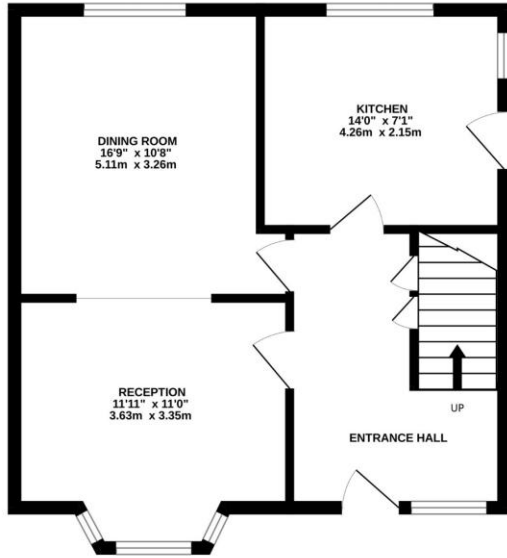


Tenure - Freehold

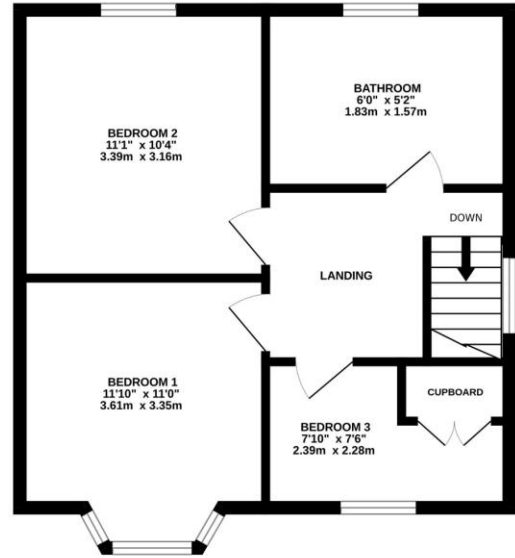
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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For additional information and full photo gallery please visit

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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