



3 Bedrooms

Welcome to this charming, detached house in a sought-after neighbourhood.

This modern property boasts three spacious bedrooms, ideal for a growing family or those seeking extra space.

The interior is bright and stylish, with contemporary finishes throughout.

The layout creates a welcoming atmosphere, perfect for entertaining guests or relaxing with loved ones.

Outside, a well-maintained garden provides a tranquil retreat, while a garage offers convenient parking and storage space.

Elderberry Road

Seaham, County Durham, SR7

Asking Price:

£215,000

EPC Rating: B



Reception Room:

11'3" x 14'4" (3.43m x 4.37m)

Radiator, UPVC Window x 2.

Kitchen:

9'11" x 14'3" (3.02m x 4.34m)

UPVC French Doors, UPVC Window x 2, Integrated Dishwasher, Integrated Washing Machine, Integrated Fridge / Freezer, Gas Hob, Oven, Extractor Fan, Radiator.

WC (Ground Floor):

3'1" x 4'4" (0.94m x 1.32m)

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

Bedroom 1:

8'11" x 9'11" (2.72m x 3.02m)

Radiator, UPVC Window, Storage Cupboard.

Ensuite Bathroom:

4'6" x 8'2" (1.37m x 2.5m)

Walkin Shower with Wall Mounted Shower, UPVC Window, Toilet, Washbasin with Chrome Mixer Tap, Extractor Fan, Radiator.

Bedroom 2:

9'11" x 11'3" (3.02m x 3.43m)

UPVC Window x 2, Radiator.

Bathroom:



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



6'11" x 4'10" (2.1m x 1.47m)

UPVC Window, Radiator, Bath with Shower Mixer Tap with Outlet Shower Head, Washbasin with Chrome Mixer Tap, Toilet.

Bedroom 3:

7'9" x 5'11" (2.36m x 1.8m)

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: Yes

PARKING ARRANGEMENTS: Garage

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:

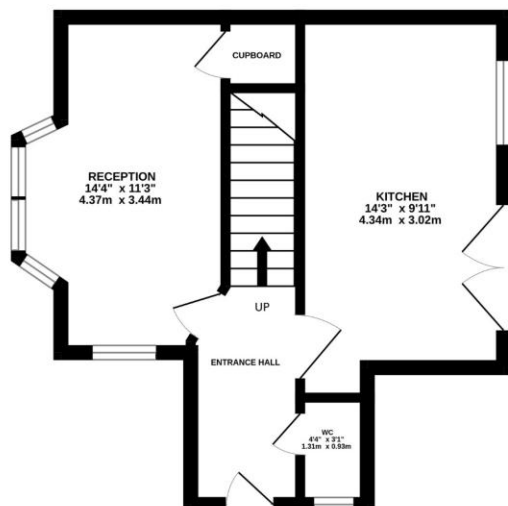
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to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



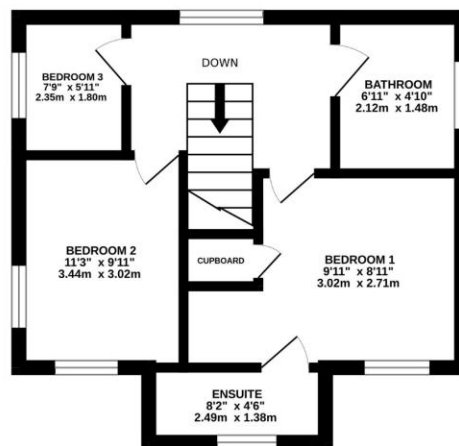
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



1ST FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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