



3 Bedrooms

This charming semi-detached house, in a desired neighbourhood.

Boasting three generously sized bedrooms, this property is ideal for families seeking a comfortable and spacious home, as well as buyers looking for a project and put their own stamp on it.

With the added bonus of off-street parking and a large garage, convenience is key in this property. Located in a sought-after neighbourhood, close to local amenities and excellent schools, this home offers a fantastic opportunity for those looking to settle in a friendly community.

Don't miss out on the chance to make this delightful property your own.

Burdon Crescent

Seaham, County Durham, SR7

Asking Price:

£155,000

EPC Rating: To be confirmed



Reception Room:

12' x 11' (3.66m x 3.35m)

UPVC Bay Window, Electric Fire with Surround, Radiator.

Kitchen:

7'10" x 6'11" (2.4m x 2.1m)

UPVC Window, UPVC Door, Stainless Steel Sink, Separate Chrome Taps.

Dining Room:

9'4" x 10'10" (2.84m x 3.3m)

UPVC Box Window, Electric Fire with Surround, Radiator.



Bedroom 1:

11'5" x 9'4" (3.48m x 2.84m)

UPVC Bay Window, Radiator, Built in Storage.

Bedroom 2:

9'11" x 10'10" (3.02m x 3.3m)

UPVC Window, Radiator, Built in Storage.

Bedroom 3:

8'2" x 7'6" (2.5m x 2.29m)

UPVC Window, Radiator, Built in Storage.



Shower Room:

5'1" x 6'1" (1.55m x 1.85m)

Toilet, UPVC Window, Radiator, Walkin Shower, Washbasin.

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



Garage:

Electric Shutter, Electrics.

Material Information:

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- TBC

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.

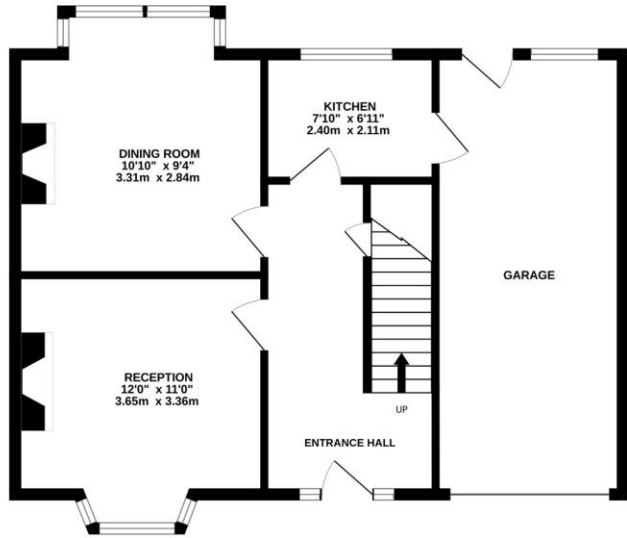


Tenure - Freehold

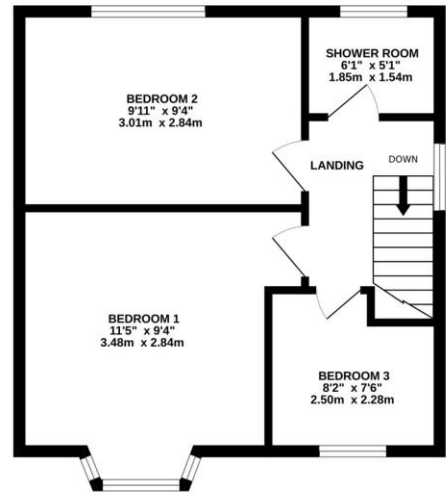
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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