



2 Bedrooms

Welcome to this charming end of terrace house located in a sought-after neighbourhood.

This delightful property boasts 2 bedrooms, perfect for a small family or professionals looking for a cosy home.

The house features a spacious living room, a modern kitchen with all necessary appliances, and a contemporary bathroom.

Additionally, the property offers off-street parking, making it convenient for residents with vehicles.

Situated in a convenient location close to local amenities, schools, and transport links, this property offers both comfort and practicality.

Garron Street
Seaham, County Durham, SR7

Asking Price:

£125,000

EPC Rating: To be



Reception Room:

10'1" x 11'9" (3.07m x 3.58m)

Gas Fire with Surround, UPVC Window, Radiator.

Dining Room:

12'8" x 13'5" (3.86m x 4.1m)

UPVC Window, Radiator, Understairs Storage Cupboard with Boiler (Installed January 2026).

Kitchen:

6'4" x 9'5" (1.93m x 2.87m)

Oven, Electric Hob, Extractor Fan, UPVC Window, UPVC Door, Stainless Steel Sink with Chrome Mixer Tap, Ceiling Spotlights.



Bedroom 1:

15'9" x 11'7" (4.8m x 3.53m)

UPVC Window, Radiator, Storage Cupboard.

Bedroom 2:

9'5" x 13'4" (2.87m x 4.06m)

UPVC Window, Radiator.

Bathroom (Ground Floor):

8'9" x 6'4" (2.67m x 1.93m)

Towel Radiator, UPVC Window, Bath, Toilet, Washbasin with Chrome Mixer Tap, Part Tiled Walls, Tiled Flooring, Ceiling Spotlights.



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- No

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.

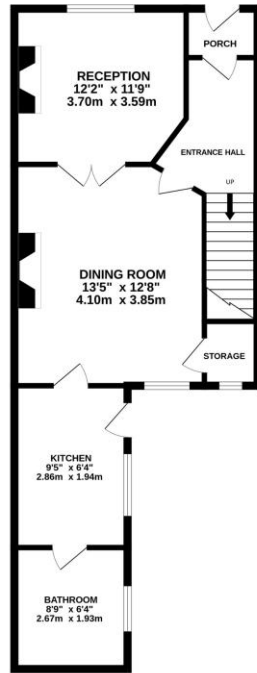


Tenure - Freehold

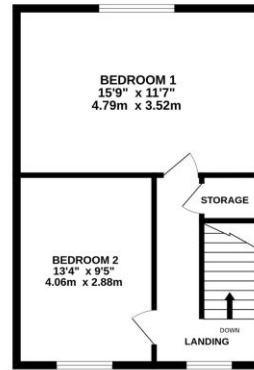
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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 errors, omission or mis-statements. 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