



3 Bedrooms

Discover the perfect blend of modern comfort and traditional charm in this delightful semi-detached 3-bedroom house.

Bright and spacious, this homely property offers a welcoming ambiance that is sure to appeal to those seeking a peaceful retreat.

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

Convenient off-street parking adds to the practicality of this lovely home.

Situated in a sought-after neighbourhood, this property is ideally located for access to local amenities, schools, and transport links.

Goswick Way
Seaham, County Durham, SR7

Asking Price:

£220,000

EPC Rating: To be confirmed



Reception Room:

20'9" x 14'4" (6.32m x 4.37m)

UPVC French Doors, UPVC Bi Fold Doors, Skylight Windows x 3, Radiators x 2, Log Burner.

Kitchen:

9'11" x 11'1" (3.02m x 3.38m)

Electric Hob, Oven, Extractor Fan, Wine Fridge, Integrated Dishwasher, Radiator, UPVC Window, Ceramic Sink with Chrome Mixer Spray Tap.

Bedroom 1:

9'3" x 11'1" (2.82m x 3.38m)

Built in Cupboard, Built in Wardrobe, UPVC Window x 2, Radiator.

Bedroom 2:

7'7" x 9'5" (2.3m x 2.87m)

UPVC Window, Radiator.

Bedroom 3:

6'4" x 6' (1.93m x 1.83m)

UPVC Window, Radiator.

Bathroom:

7'9" x 5' (2.36m x 1.52m)

UPVC Window, Radiator, Bath, Glass Shower Screen, Wall Mounted Shower, Toilet, Washbasin with Chrome Mixer Tap.

WC - Ground floor:



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



2'8" x 4'5" (0.81m x 1.35m)

UPVC Window, Radiator, Washbasin, Toilet, Boiler.

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: Large Driveway

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.

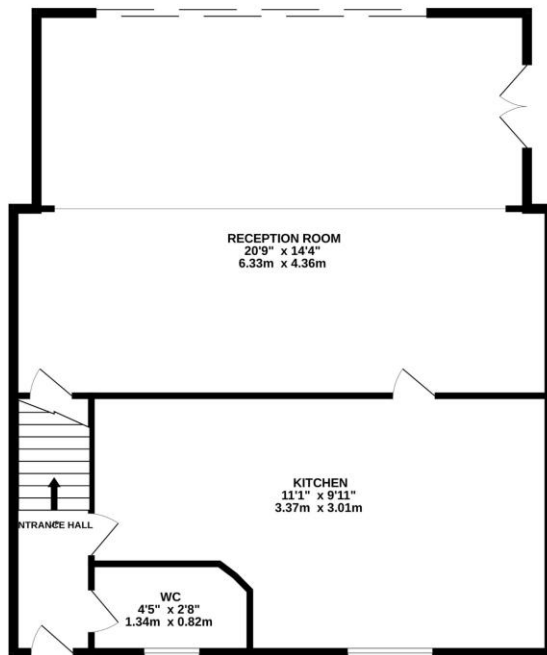


Tenure - Freehold

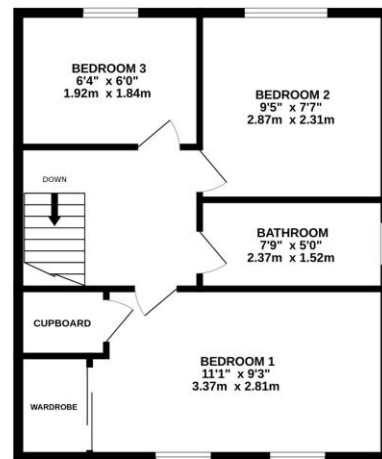
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1770 sq.ft. (164.4 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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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