



4 Bedrooms

Introducing this stunning detached house located in a sought-after neighbourhood.

This impressive property boasts four generously sized bedrooms, perfect for a growing family or those who enjoy ample space.

The house features a beautifully landscaped garden, ideal for outdoor entertaining or simply relaxing in the fresh air.

A garage provides convenient storage space for vehicles or outdoor equipment.

Inside, the property is well-maintained and offers a spacious layout with plenty of natural light.

The modern kitchen is perfect for whipping up delicious meals, while the cosy living room provides a comfortable space for relaxation.

With its prime location and desirable features, this property is sure to attract serious interest.

Asking Price:

£395,000

EPC Rating: To be confirmed

Bamburgh Drive
Seaham, County Durham, SR7



Reception Room:
3.48 x 5.55

Kitchen / Diner:
7.78 x 2.82

Utility Room:
1.44 x 1.93

WC (Ground Floor):
0.77 x 1.29

Bedroom 1:
3.00 x 2.85

Ensuite Bathroom:
1.60 x 1.54

Bedroom 2:
2.76 x 2.91

Bedroom 3:
2.45 x 2.72



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



Bedroom 4:
3.40 x 2.03

Bathroom:
1.55 x 1.98

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: Garage & Large Driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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



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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