



2 Bedrooms

This charming semi-detached house offers a homely and spacious living environment, ideal for first-time buyers or small families.

Boasting two well-proportioned bedrooms, the property provides ample space for comfortable living and restful nights.

The bright and airy living room creates a welcoming atmosphere, perfect for relaxing or entertaining guests. The kitchen is practical and well-appointed.

Situated in a quiet and friendly neighbourhood, the home is conveniently located close to local amenities, schools, and public transport links, ensuring excellent connectivity.

With its combination of comfort and practicality, this semi-detached house presents an excellent opportunity to acquire a lovely property in a popular area.

Asking Price:

£115,000

EPC Rating: To be confirmed

Marlborough

Seaham, County Durham, SR7



Reception Room:
10'9" x 14'9" (3.28m x 4.5m)

Kitchen:
17'8" x 7'7" (5.38m x 2.3m)

Bedroom 1:
9'7" x 12'4" (2.92m x 3.76m)

Bedroom 2:
11' x 11' (3.35m x 3.35m)

Shower Room:
4'4" x 5'5" (1.32m x 1.65m)

WC:
2'2" x 4'8" (0.66m x 1.42m)

Utility Room / Storage Room:
8' x 4'6" (2.44m x 1.37m)

Material Information:



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



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: On-Street

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.

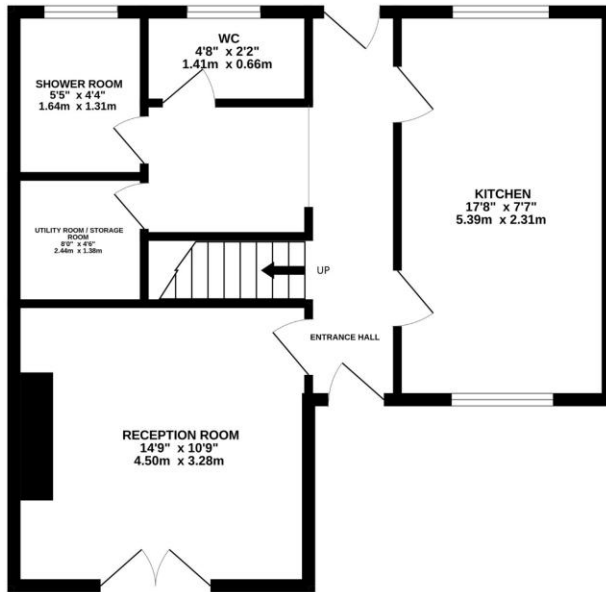


Tenure - Freehold

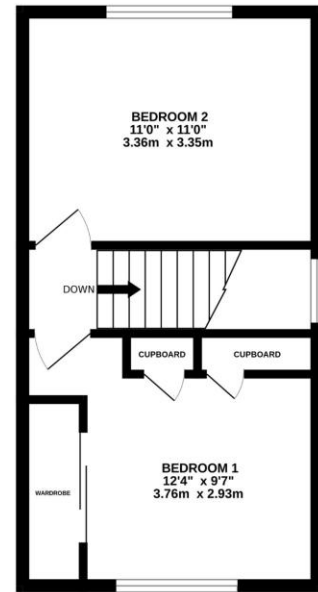
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 904 sq.ft. (84.0 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