



2 Bedrooms

Charming two-bedroom terraced house in a popular neighbourhood. This property offers a perfect blend of comfort and affordability, Making it ideal for first-time buyers or small families. The interior is clean and well-maintained, providing a welcoming atmosphere for residents. The house boasts a lovely garden, perfect for relaxing outdoors or hosting gatherings with friends and family. Additionally, off-street parking is available, ensuring convenience for residents with vehicles. Situated in a peaceful area, yet within easy reach of local amenities, schools, and transport links, this property offers the best of both worlds.

Queens Avenue

Dalton-Le-Dale, Seaham, SR7

Offers in the region

£99,950

EPC Rating: D



Reception Room:

14'4" x 11'10" (4.37m x 3.6m)

UPVC Window, Radiator, UPVC Door.

Kitchen:

14'3" x 9'2" (4.34m x 2.8m)

Radiator, UPVC Window, UPVC Door. Sink with Chrome Mixer Tap.

Bedroom 1:

11'9" x 14'4" (3.58m x 4.37m)

UPVC Window, Radiator.

Bedroom 2:

7'7" x 7'7" (2.3m x 2.3m)

UPVC Window, Radiator.

Bathroom:

6' x 5'1" (1.83m x 1.55m)

Part Tiled Walls, Bath, Wall Mounted Shower with Mixer Tap, Washbasin with Chrome Mixer Tap, Towel Radiator, Toilet, UPVC Window.



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

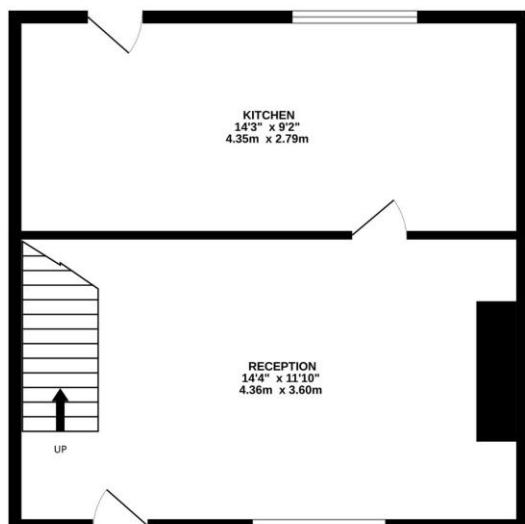


Tenure - Leasehold

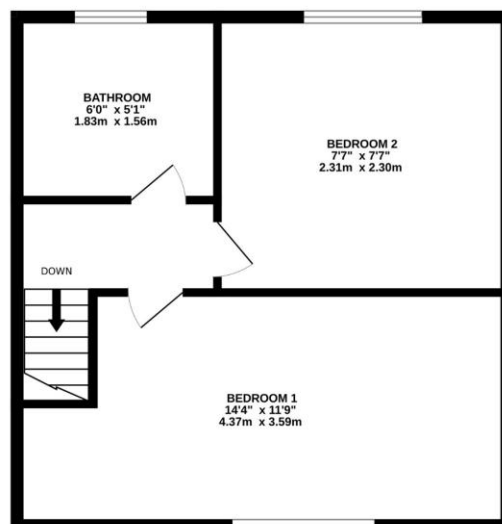
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1046 sq.ft. (97.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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