



2 Bedrooms

This charming two-bedroom terraced house offers an affordable and spacious living environment, ideal for first-time buyers or small families.

The property benefits from a well-proportioned layout, providing ample space throughout both bedrooms and the living areas.

Outside, the property boasts a large private garden, offering a tranquil outdoor space to relax or enjoy with family and friends. Additionally, off-street parking provides convenience and security for your vehicle, a valuable feature in this sought-after area.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and transport links, ensuring excellent connectivity. Whether you are looking to settle down or invest, this terraced house presents a fantastic opportunity to own a spacious and comfortable property at an affordable price.

Asking Price:

£110,000

EPC Rating: E

The Avenue

Seaham, County Durham, SR7



Reception Room:

11'1" x 15'9" (3.38m x 4.8m)

UPVC French Doors, UPVC Window, Electric Fire, Radiator, Ceiling Spotlights.

Dining Room:

9'1" x 7'4" (2.77m x 2.24m)

UPVC Window, Radiator.

Kitchen:

9' x 7'5" (2.74m x 2.26m)

UPVC Window, Stainless Steel Sink with Chrome Mixer Tap, Gas Hob, Extractor Fan, Oven.

Bedroom 1:

9' x 15'7" (2.74m x 4.75m)

Built-in Wardrobes & Storage, Storage Cupboard, UPVC Window, Radiator.

Bedroom 2:

10' x 9'3" (3.05m x 2.82m)

UPVC Window, Radiator.

Bathroom:

6'1" x 5'1" (1.85m x 1.55m)

Washbasin with Chrome Mixer Tap, Bath, Overhead Shower, UPVC Window, Radiator, Toilet, Ceiling Spotlights.

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: No

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.

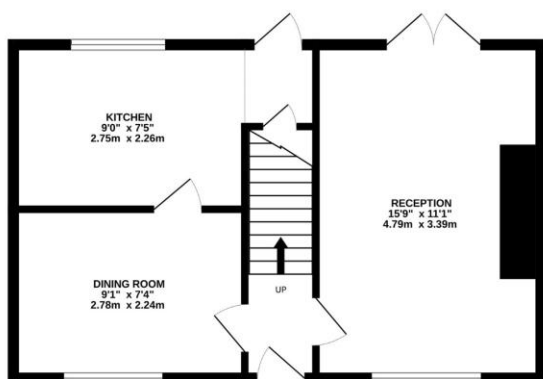


Tenure - Freehold

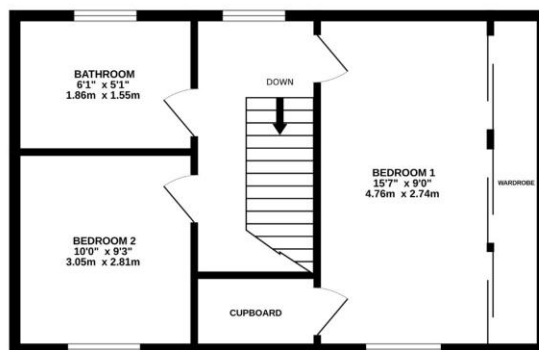
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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