HOLBROOK & CO
ESTATE AGENTS



2 Bedrooms

This charming semi-detached house offers a comfortable and homely living environment, ideal for first-time buyers or small families.
Featuring two well-proportioned bedrooms, the property provides a cosy retreat with ample natural light throughout. The spacious living area is perfect for relaxing or entertaining guests, while the kitchen is thoughtfully designed to accommodate.
Externally, the property benefits from a private garden, providing a peaceful outdoor space to enjoy in your leisure time. Additionally, off-street parking is available, offering convenience and security for your vehicle.
Situated in a quiet, friendly neighbourhood, this home combines practicality with a welcoming atmosphere.
With its excellent location and desirable features, this property represents a fantastic opportunity to secure a delightful residence that feels truly inviting. Early viewing is highly recommended to fully appreciate the comfort and homeliness on offer.

Lindisfarne

Oakerside, Peterlee

Asking Price:

£135,000

EPC Rating: C

0191 581 5709 | seaham@thecastledenegroup.com | **www.holbrookandco.co.uk**
Unit 2, North Quay, North Terrace, Seaham, SR7 7EU



Reception Room:
14'4" x 10'6" (4.37m x 3.2m)
Radiator, UPVC French Doors.

Kitchen:
9'6" x 4'8" (2.9m x 1.42m)
Gas Hob, Extractor Fan, UPVC Window, Oven, Stainless Steel Sink with Chrome Mixer Tap.

Bathroom:
5'1" x 8'2" (1.55m x 2.5m)
Bath, Wall Mounted Shower, UPVC Window, Toiler, Washbasin, Radiator.

Bedroom 1:
9'1" x 11'9" (2.77m x 3.58m)
Radiator, UPVC Window.

Bedroom 2:
6'4" x 8' (1.93m x 2.44m)
Radiator, UPVC Window.

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: Driveway
BROADBAND SPEED:





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









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.

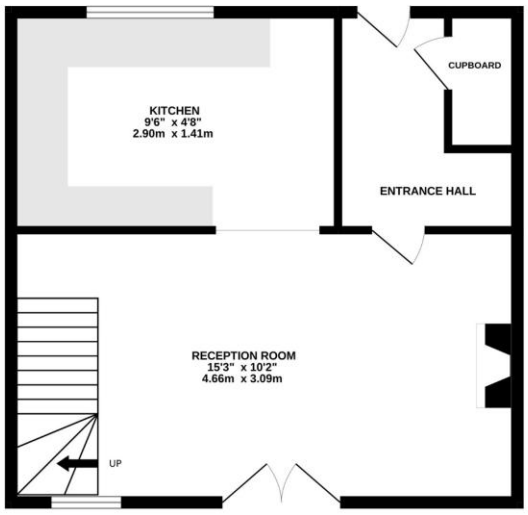
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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.

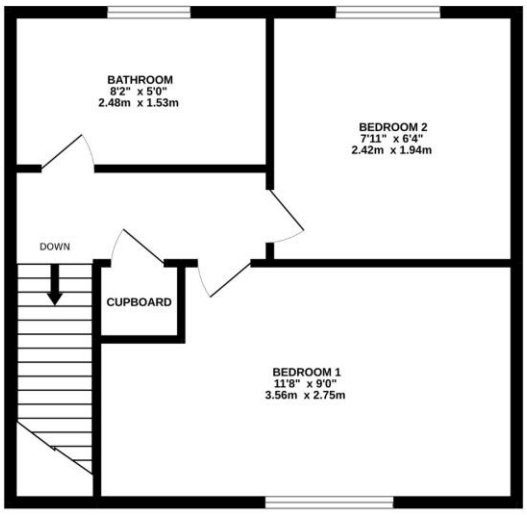
Tenure - Freehold

Viewing - By appointment through Holbrook & Co

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

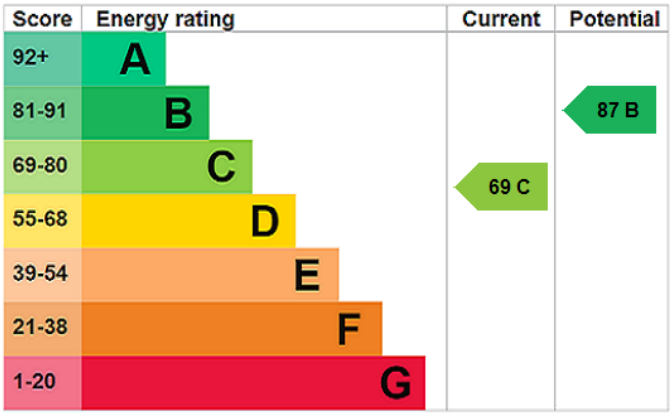


1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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