



3 Bedrooms

This delightful three-bedroom terraced house offers a bright and spacious living environment, perfectly suited for families or professionals seeking comfort and convenience.

The property boasts generously proportioned rooms filled with natural light, creating an inviting and warm atmosphere throughout.

The well-maintained garden provides an ideal space for outdoor relaxation or entertaining guests, while the off-street parking offers secure and convenient access for residents. The accommodation includes a comfortable living area, a fully equipped kitchen, and three well-sized bedrooms, all designed to maximise space and functionality.

This home benefits from excellent local amenities, including schools, shops, and public transport links, making daily commuting straightforward. With its combination of practical features and modern appeal, this home will be perfect for a first-time buyer.

Offers in the region

Malvern Crescent

Seaham, County Durham, SR7

£110,000

EPC Rating: To be confirmed



Reception Room:

14'8" x 11'5" (4.47m x 3.48m)

Built-in Electric Fire, UPVC Bay Window, Radiator.

Kitchen:

16'1" x 6'11" (4.9m x 2.1m)

Ceiling Spotlights, UPVC Window, UPVC French Doors, Electric Hob, Extractor Fan, Radiator, Understairs Cupboard, Built in Microwave, Integrated Fridge / Freezer, Sink with Mixer Tap.

Bedroom 1:

9'4" x 9'5" (2.84m x 2.87m)

Radiator, UPVC Window.

Bedroom 2:

9'9" x 10'6" (2.97m x 3.2m)

Radiator, UPVC Window.

Bedroom 3:

7'9" x 7'5" (2.36m x 2.26m)

Radiator, UPVC Window.

Bathroom:

5'1" x 7'1" (1.55m x 2.16m)

UPVC Window, Radiator, Bath, Washbasin, Toilet.

Material Information:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.



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



MAINTENANCE / SERVICE CHARGE: NO

WATER METER: No

PARKING ARRANGEMENTS: 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.

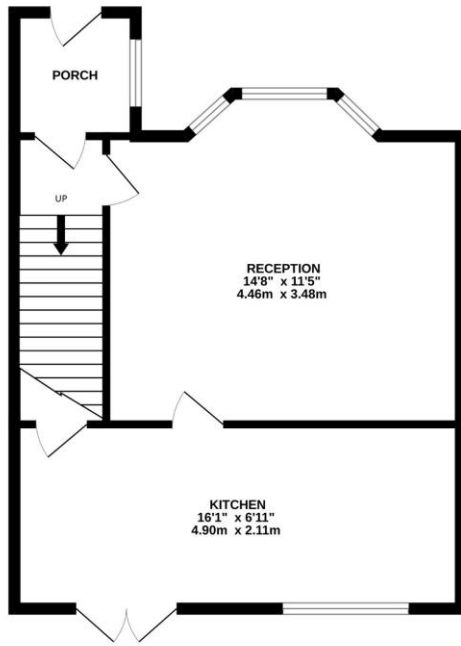


Tenure - Freehold

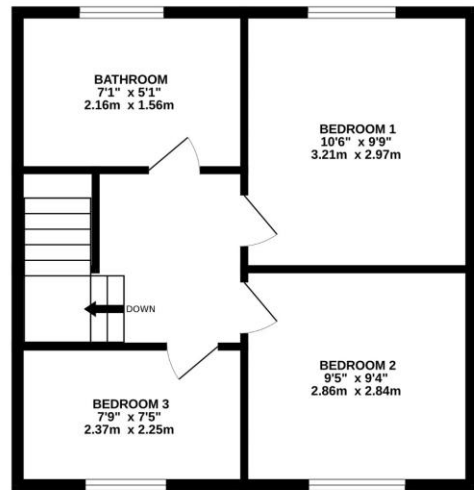
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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