



3 Bedrooms

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

The property benefits from bright, well-proportioned rooms that create a welcoming and airy atmosphere throughout.

The ground floor features a comfortable living area, a fitted kitchen, perfect for everyday living and entertaining.

Upstairs, three generous bedrooms.

Externally, the property enjoys an inviting outside space, ideal for gardening or relaxing outdoors.

Additionally, off-street parking is available, providing convenience and security for residents to the rear.

Situated in a popular location, this home offers excellent access to local amenities, schools, and transport links. Combining practical features with a bright and spacious interior, this terraced house presents an excellent opportunity to secure a comfortable and affordable family home.

Asking Price:

£99,950

EPC Rating: D

Polemarch Street
Seaham, County Durham, SR7



Reception Room:
13'1" x 13'10" (4m x 4.22m)
 Radiator, UPVC Window.

Kitchen:
7'9" x 11'8" (2.36m x 3.56m)
 Extractor Fan, Oven, Electric Hob, UPVC Window, Stainless Steel Sink with Chrome Mixer Tap, Radiator, UPVC Door.

Bathroom:
3'11" x 7'9" (1.2m x 2.36m)
 Washbasin with Chrome Mixer Tap, UPVC Window, Toilet, Radiator, Bath.

Bedroom 1:
10' x 11'2" (3.05m x 3.4m)
 Radiator, UPVC Window.

Bedroom 2:
8'1" x 11'5" (2.46m x 3.48m)
 Radiator, UPVC Window.

Bedroom 3:
6'7" x 9'7" (2m x 2.92m)
 Radiator, UPVC Window.

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: TBC

PARKING ARRANGEMENTS: Off-Street & 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:

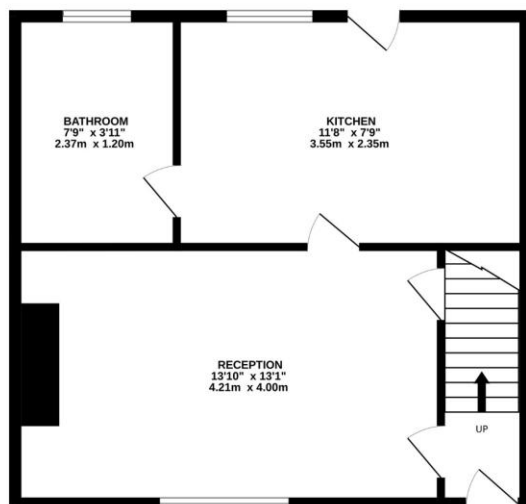
1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to 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 Holbrook Ltd accepts no liability for their accuracy.

Tenure - Freehold

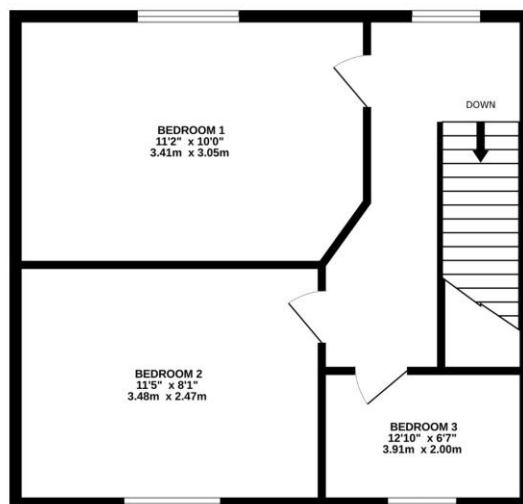
Viewing - By appointment through Holbrook & Co



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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		86 B
69-80	C		
55-68	D	67 D	
39-54	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