HOLBROOK & CO
ESTATE AGENTS



3 Bedrooms

A charming period semi-detached home in a peaceful village setting, this property combines character with a bright and spacious feel. Offering three bedrooms, it provides an appealing layout with room to relax, work or welcome guests.

The welcoming atmosphere and period character give the home a distinctive appeal, while its generous sense of space makes it well suited to a range of lifestyles. Bright interiors create an inviting backdrop for everyday living, and the peaceful setting adds to the sense of retreat.

Outside, the garden offers a pleasant space to enjoy fresh air, unwind or spend time with family and friends. Practical features include off-street parking and a garage, providing useful options for parking and storage.

With its attractive period style, village location and desirable combination of indoor and outdoor space, this home presents an excellent opportunity for buyers seeking a characterful property with a calm, welcoming feel.

Cairnside

Seaton Village, Seaham, SR7

Asking Price:

£350,000

EPC Rating: To be confirmed

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



Kitchen:
18'1" x 7'3" (5.5m x 2.2m)
Integrated Dishwasher, Integrated Fridge & Freezer, Integrated Washing Machine, Stainless Steel Sink with Chrome Mixer Tap, Electric Hob, Oven, Extractor Fan, UPVC Window x 2, UPVC Door, Ceiling Spotlights.

Reception Room:
13'1" x 12'6" (4m x 3.8m)
UPVC Bay Window, Radiator, Open Fire with Surround.

Reception & Dining Room:
12' x 21'7" (3.66m x 6.58m)
Radiator x 2, UPVC Sliding Patio Doors, Open Fire with Surround.

WC (Ground Floor):
2'1" x 1.90 (0.64m x 1.90)
Toilet, Radiator, Washbasin, Extractor Fan.

Bedroom 1:
14'11" x 12'3" (4.55m x 3.73m)
UPVC Bay Window, Radiator, Built in Wardrobes / Storage.

Bedroom 2:
10'10" x 13'8" (3.3m x 4.17m)
UPVC Window, Built in Wardrobes / Storage., Radiator.





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









Bedroom 3:
6'1" x 7' (1.85m x 2.13m)
UPVC Window, Radiator.

Bathroom:
7'3" x 9'10" (2.2m x 3m)
Bathtub with Chrome Mixer Tap, Walkin Shower, Wall Mounted Shower, Glass Shower Enclosure, UPVC Window x 2, Built in Storage, Radiator.

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: Yes
PARKING ARRANGEMENTS: Garage & 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.

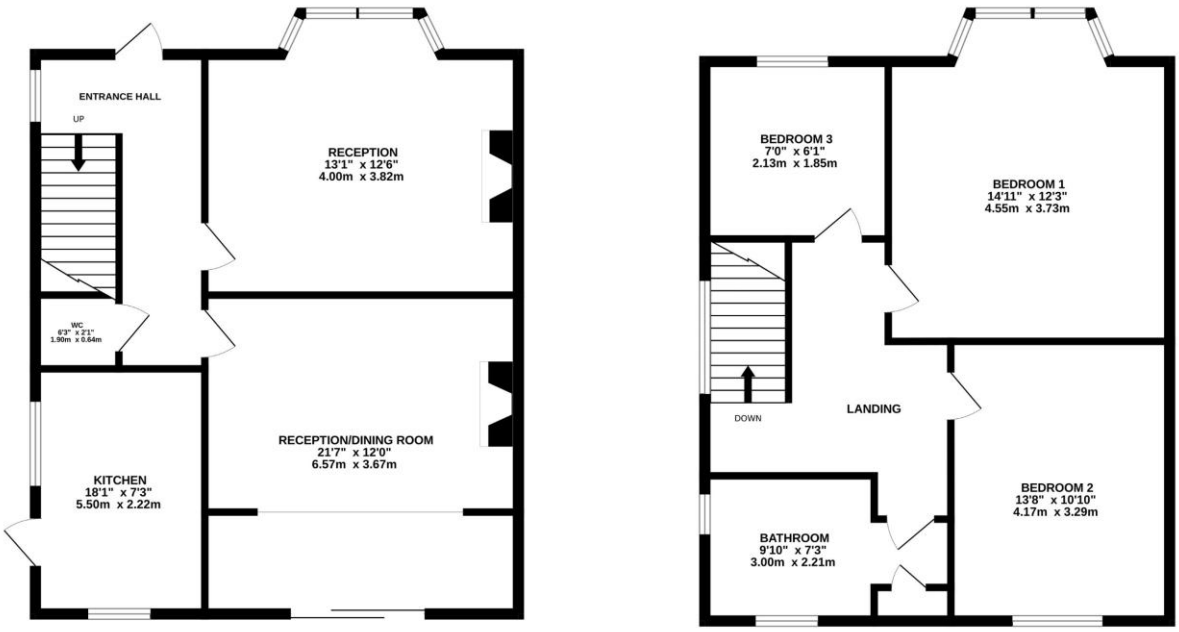
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1/ Holbrook Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly 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
752 sq.ft. (69.9 sq.m.) approx.

1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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