HOLBROOK & CO
ESTATE AGENTS



2 Bedrooms

An excellent opportunity to acquire a spacious two-bedroom terraced bungalow, ideally situated within a highly desirable residential location. Offering generous accommodation throughout, this property presents fantastic potential for purchasers looking to put their own stamp on their next home.

The accommodation benefits from two well-proportioned bedrooms, a spacious living area and a conservatory, providing additional versatile living space.

Externally, the property enjoys a garden to the front, whilst off-street parking is available to the rear, offering added convenience.

Whilst the property would benefit from a programme of cosmetic enhancements and general improvements, it offers an exciting opportunity to create a beautiful home tailored to individual tastes and requirements.

Sutherland Street

Seaham, County Durham, SR7

Offers in the region

£80,000

EPC Rating: To be confirmed

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



Reception Room:
12'8" x 21'4" (3.86m x 6.5m)
Radiator, UPVC Window, UPVC Patio Doors, Electric Fire.



Conservatory:
8'8" x 8'3" (2.64m x 2.51m)
Radiator x 2, UPVC Windows, UPVC Door.

Kitchen:
12'4" x 6' (3.76m x 1.83m)
Stainless Steel Sink with Chrome Mixer Tap, UPVC Window.

Bedroom 1:
11'3" x 9'11" (3.43m x 3.02m)
UPVC Window, Radiator.



Bedroom 2:
11'1" x 10'7" (3.38m x 3.23m)
UPVC Window, Radiator.

Bathroom:
8' x 5'11" (2.44m x 1.8m)
Toilet, Towel Radiator, UPVC Window, Extractor Fan, Washbasin, Walkin Shower Enclosure with Overhead Shower.

Loft:
Loft Ladders & Boarded

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









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: Off-Street Parking
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.

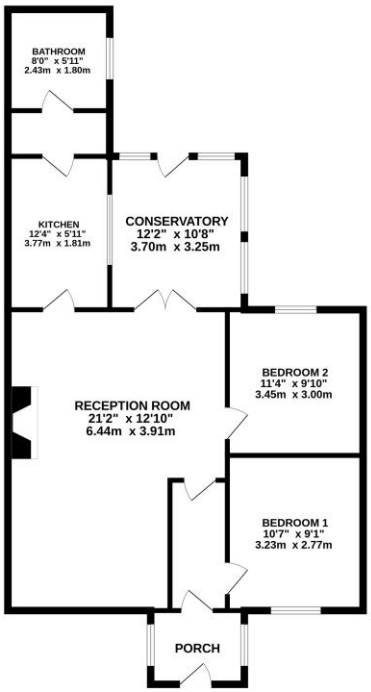
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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
1022 sq.ft. (94.9 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (94.9 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