



### 3 bed semi-detached house to buy in SR7

Seaton Crescent, Seaham, Durham, SR7 0JW

**£174,999**

🏠 x3 🪑 x2 🚗 x1

Tenure  
**Freehold**

### Property features

- ✓ Semi-Detached Family Home
- ✓ Three Double Bedrooms Rooms
- ✓ Principal Bedroom With En-suite
- ✓ Stylish Three Piece Bathroom
- ✓ EPC Rating D

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

**\*\*SEMI-DETACHED FAMILY\*\*THREE DOUBLE BEDROOMS\*\*PRINCIPAL BEDROOM WITH EN-SUITE\*\*STYLISH THREE PIECE BATHROOM\*\*DIRVEWAY\*\*SOUTH FACING REAR GARDEN\*\*HIGHLY DESRIABLE CUL-DE-SAC LOCATION\*\* CHAIN FREE\*\***

Pattinson Estate Agents are excited to bring to the market this immaculate three bed family home, which has been upgraded through and situated in the sought after cul-de-sac of Seaton Crescent, Seaham. This home has been renovated to a very high standard and is perfectly positioned within close proximity to local amenities and other amenities, great public transport and major road links via A19. Also within walking distance to popular local schools and Seaham Town Park, as well as being a short driving distance to Seaham Beach, Sunderland and Durham City Centres.

This impressive family residence is finished to a high standard, spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, a modern kitchen/dining room and a stylish three piece bathroom. To the first floor lies the principal bedroom with an en-suite, and a further two double bedrooms. Externally is a low maintenance garden and driveway to the front and a generous South facing garden to the rear.

Early Viewing come highly recommended to appreciate the standard, location and size of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: £174,999

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Off Street

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which gives access to the lounge and first floor staircase.

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## Lounge

4.65m x 4.63m (15'3" x 15'2")

Spacious lounge with carpet flooring, a feature gas fire place, storage cupboard, a radiator and a double glazed front aspect window. The lounge also gives access to the kitchen/diner via internal dual doors.



## Kitchen/Dining Room

5.58m x 3.58m (18'3" x 11'8")

Modern kitchen/diner benefiting from a range of upper and lower units with contrasting work surfaces, a stainless steel sink unit, plumbing for a washing machine and a integrated oven with a ceramic hob. Laminate flooring, tiled splash back, feature panel wall to the diner, a radiator, two double glazed windows and a an external door leading to the rear garden.



## Bathroom

2.68m x 1.78m (8'9" x 5'10")

Stunning three piece bathroom benefiting from a free standing bath with a shower mixer tap, a W.C, hand wash basin and drawers. Tiled flooring, tiled walls, a made-to-measure mirror, heated towel rail and a double glazed rear aspect window. The bathroom also have the addition bonus of an intergrated Television and recess shelves over the bath.



## Principal One

2.91m x 3.46m (9'6" x 11'4")

Double bedroom with an en-suite, carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## En-suite

2.42m x 1.78m (7'11" x 5'10")

Convenient en-suite benefiting from a walk-in shower with a water fall shower, W.C, hand wash basin and vanity cupboards. Tiled walls, tiled flooring and a heated towel rail.



## Bedroom Two

3.98m x 2.83m (13'0" x 9'3")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed rear aspect window.



## Bedroom Three

3.11m x 2.74m (10'2" x 8'11")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.

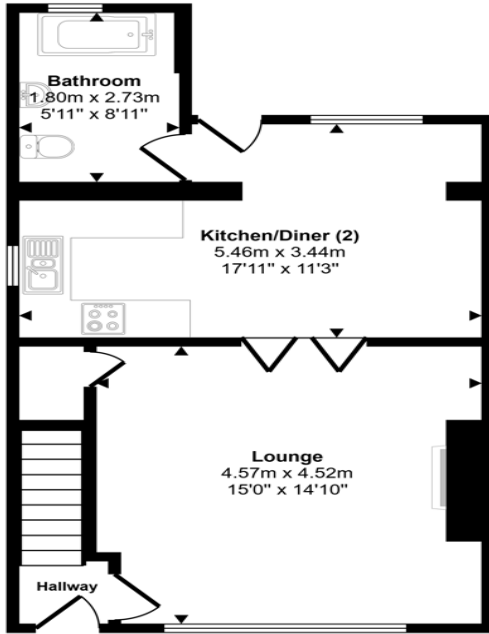


## External

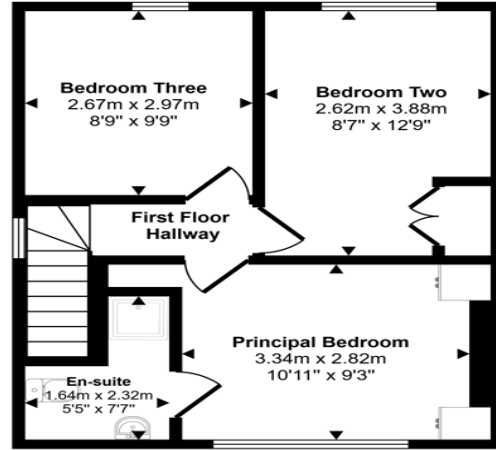
Externally to the front there is a low maintenance garden and driveway, there is also gated access leading to the rear garden. To the rear there is a South facing garden laid to artificial turf with a patio area adjacent to the property.



Approx Gross Internal Area  
84 sq m / 904 sq ft



Ground Floor  
Approx 47 sq m / 501 sq ft



First Floor  
Approx 37 sq m / 403 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92-100) <b>A</b>                                  |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | 74        |
| (55-68) <b>D</b>                                   | 61                         |           |
| (39-54) <b>E</b>                                   |                            |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |           |

Seaton Crescent, Seaham, Durham, SR7 0JW

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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