



3 bed terraced house to buy in
Hoy Crescent, Seaham, Durham, SR7 0JT

£119,950

3 **1** **1**

Tenure
Freehold

Allocated parking

Garden

Property features

- ✓ Spacious Family Home
- ✓ Three Bedrooms
- ✓ Large South Facing Rear Garden
- ✓ Multi Car Driveway
- ✓ EPC Rating D

Key Information

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

Description

****SPACIOUS FAMILY HOME**THREE BEDROOMS**MULTI CAR DRIVEWAY**GENEROUS SOUTH FACING REAR GARDEN**SOUGHT AFTER AREA**NO ONWARD CHAIN****

Pattinson Estate Agents are delighted to welcome to the market this three bed family home, situated in the popular area of Hoy Crescent . Seaham. Occupying a generous plot, which is within close proximity to local shops and other amenities, fantastic public transport and major road links via the A19. Perfectly positioned with walking distance to a popular local school and Seaham Town Park, as well as being a short driving distance to Seaham Hall Beach, Sunderland Royal Hospital and City Centre.

This impressive property is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, fitted kitchen and a three piece family bathroom. To the first floor lies three well proportioned bedrooms, externally to the front there is a gated multi car driveway and to the rear lies a large South facing garden.

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

Council Tax Band: A

Tenure: Freehold

Price: £119,950

Property Type: Terraced House

USPs: Garden, Chain free

Parking: Allocated

Heating: Gas

Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.

Lounge

3.25m x 4.62m (10'7" x 15'1")

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bow window.



Kitchen

2.62m x 4.43m (8'7" x 14'6")

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and a free standing oven with a gas hob. Vinyl flooring, tiled splash back and a double glazed rear aspect window.



Bathroom

1.96m x 2.04m (6'5" x 6'8")

Three piece bathroom benefiting from a range of a 'P' shaped bath, hand wash basin and WC vanity unit. Vinyl flooring and a double glaze rear aspect window.



Bedroom One

4.55m x 4.27m (14'11" x 14'0")

Double bedroom with carpet flooring, a radiator, front and rear double glazed windows.



Bedroom Two

2.48m x 4.71m (8'1" x 15'5")

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



Bedroom Three

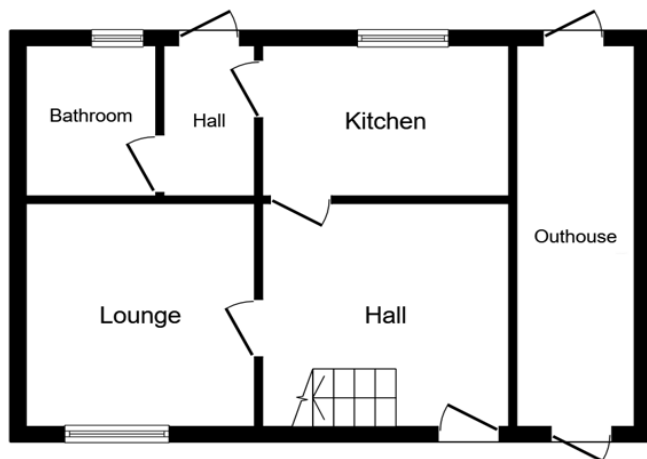
2.05m x 3.35m (6'8" x 10'11")

The third bedroom is currently used as storage and has carpet flooring, a radiator and double glazed front aspect window.

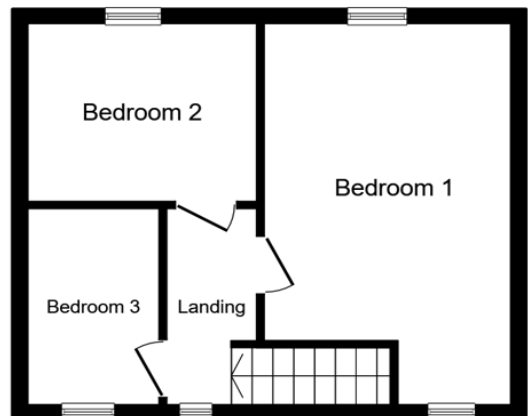
External

Externally to the front there is a gated multi car driveway and access to outhouse. To the rear lies a large South facing garden laid to lawn, which also gives access to the outhouse.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Hoy Crescent, Seaham, Durham, SR7 0JT

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

