



## 3 bed terraced house to buy in

Siskin Meadow, Cold Hesledon, Seaham, Durham, SR7 8FJ

**£185,000** Starting Bid

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms Terraced
- ✓ Downstairs W/C
- ✓ Bedroom One With En-Suite
- ✓ Solar Panels
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Move in 4-8 weeks!

Pattinson Estate Agents welcome for sale this three-bedroom terraced property situated on Siskin Meadow, Cold Hesledon, SR7 8FJ.

\*WALK THROUGH VIDEO TOUR AVAILABLE\*

The property briefly comprises : porch, living room, kitchen/dining area and a downstairs w/c are located on the ground floor. Three bedrooms, bedroom one with en-suite and a family bathroom are located on the first floor.

Externally the property offers paved driveway with a electric car charging point to the front elevation, Fully enclosed, well presented and low maintenance garden to the rear elevation.

With its desirable location, overall condition, and attractive features, this property is an excellent choice for those seeking a comfortable and well-equipped home. Don't miss the opportunity to make this property your own. For any further information or to book your internal viewing please call Pattinson.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £185,000

Property Type: Terraced House

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Paved driveway with a electric car charging point to the front elevation.



## Porch

Access via composite door, radiator and carpet.



## Living Room

Double glazed window to the front elevation, tv point, radiator and carpet.



## Kitchen/ Dining Area

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, electric hob, oven, integrated washing machine, dishwasher, fridge, freezer radiator, vinyl flooring and patio door leading to the garden.



## Utility/ W/C

Two piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, range of base units with work surfaces, radiator and vinyl flooring.



## Landing

Access to the loft, radiator and carpet.



## Bedroom 1

Double glazed window to the front elevation, radiator and carpet.



## En-Suite

Double glazed window to the front elevation, three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, walk in shower, radiator, partly tiles walls and vinyl flooring.



## Bedroom 2

Double glazed window to the rear elevation, radiator and carpet.



## Bedroom 3

Double glazed window to the rear elevation, radiator and carpet.



## Bathroom

Three piece suite comprising; low level w/c, wash basin with stainless steel mixer tap, bath with stainless steel mixer tap, radiator, partly tiled walls and vinyl flooring.



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## External Rear

Fully enclosed, well presented and low maintenance garden to the rear elevation.



Approx Gross Internal Area  
81 sq m / 870 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>	91	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 2002/91/EC	

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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