



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

Letch Avenue, Hawthorn, Seaham, Durham, SR7 8RR

**£175,000** Starting Bid

 x3
  x1
  x1

Tenure

**Freehold**

## Property features

- ✓ Three Bedrooms Semi-Detached
- ✓ Downstairs Shower Room
- ✓ Delightful Views
- ✓ Front & Rear Garden
- ✓ EPC Rating D

Driveway parking

Garden

## Key Information

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

## Description

Pattinson Estate Agents welcome for sale this three-bedrooms semi-detached property situated on Letch Avenue, Hawthorn.

**\*\*WALK THROUGH VIDEO TOUR AVAILABLE\*\***

The property briefly comprises : porch, entrance way, living room, kitchen and a downstairs shower room are located on the ground floor. Three bedrooms are located on the first floor.

Externally the property offers driveway and a garden to the front elevation, Fully enclosed, well presented and low maintenance garden to the rear elevation.

Overlooking from delightful views to the front and 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: C

Tenure: Freehold

Price: Starting Bid £175,000

Property Type: Semi-detached house

USPs: Garden

Parking: Driveway

Heating: Gas

## External Front

Driveway and a garden to the front elevation.



## Porch

Access via composite door and laminate flooring.



## Entrance Way

Access via porch, radiator and laminate flooring.



## Living Room

Window to the front elevation, tv point, radiator, carpet and patio door leading to the garden.



## Kitchen

Double glazed window to the rear elevation, range of wall and base units with work surfaces, sink and drainer unit, gas cooker, oven, plumbed for a washer, radiator, tiled flooring and a composite door leading to the garden.



## Shower Room

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



## Landing

Access to the loft, storage cupboard and carpet.



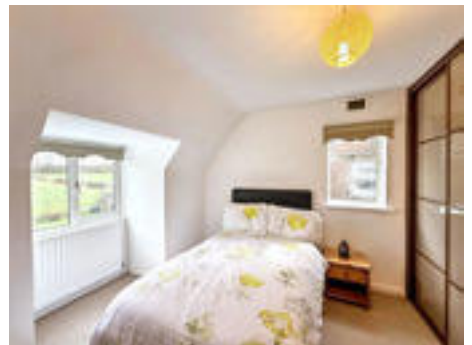
## Bedroom 1

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



## Bedroom 2

Double glazed window to the side and rear elevation, built in wardrobes, radiator and carpet.



## Bedroom 1 & 2 View



## Bedroom 3

Window to the front elevation, built in wardrobe, radiator and carpet.



## Bedroom 3 View

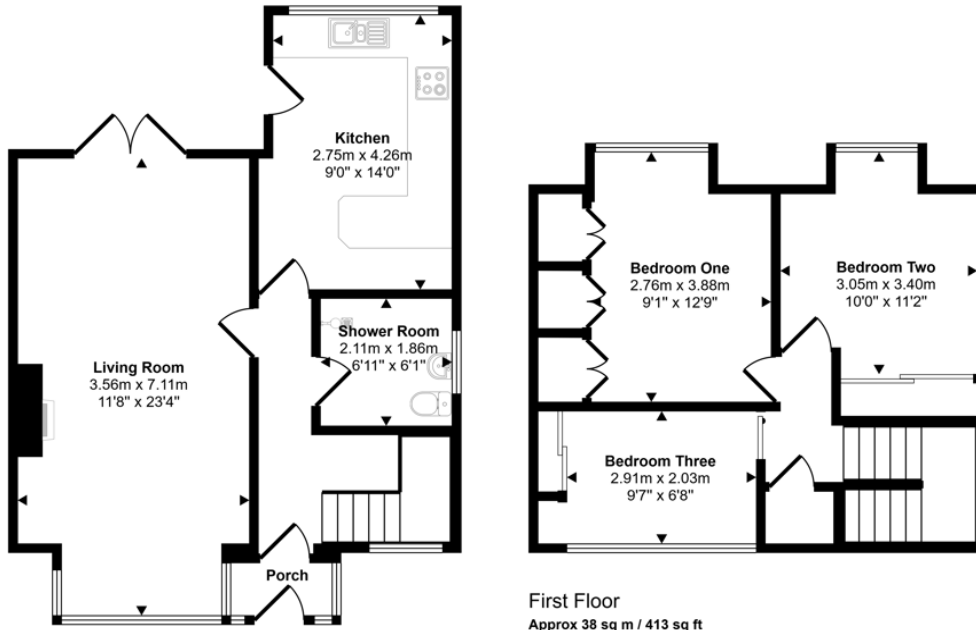


## External Rear

Fully enclosed, well presented and overlooking from delightful views garden to the rear elevation.



Approx Gross Internal Area  
89 sq m / 957 sq ft



Ground Floor  
Approx 51 sq m / 544 sq ft

First Floor  
Approx 38 sq m / 413 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>			
(55-68) <b>D</b>		63	72
(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	

Letch Avenue, Hawthorn, Seaham, Durham, SR7 8RR

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)**

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.

