



3 Bedrooms

Situated in a popular and convenient residential location, this beautifully refurbished three-bedroom terraced home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families or investors alike.

The property has been fully refurbished throughout, providing modern, stylish and ready to move into accommodation. Internally, the home offers a bright and welcoming living space, complemented by a newly fitted contemporary kitchen and a modern family bathroom both finished to a high standard.

Upstairs, there are three good-sized bedrooms, offering flexible living arrangements and excellent family accommodation.

Externally, the property benefits from gardens to both the front and rear, providing attractive outdoor space ideal for relaxation, entertaining, or family use.

Ideally located close to local amenities, schools, and excellent transport links, this property combines modern living with everyday convenience.

An excellent opportunity — early viewing is highly recommended to fully appreciate the quality and location on offer.

Asking Price:

£107,500

EPC Rating: D

Ash Crescent

Seaham, SR7



Porch:
3'1" x 7'3" (0.94m x 2.2m)

Reception:
13' x 13'5" (3.96m x 4.1m)
 New Carpeted Flooring, UPVC Window, Radiator

Kitchen:
7'3" x 16'6" (2.2m x 5.03m)
 New Vinyl Flooring, 2x UPVC Windows, UPVC Door, Wall and Base Units, Stainless Steel Sink with Mixer Tap, Electric Oven and Hob with Extractor Fan, Radiator

Bedroom 1:
10'1" x 10'4" (3.07m x 3.15m)
 New Carpeted Flooring, UPVC Window, Radiator

Bedroom 2:
9'6" x 10'11" (2.9m x 3.33m)
 New Carpeted Flooring, UPVC Window, Radiator

Bedroom 3:
7'8" x 8'9" (2.34m x 2.67m)
 New Carpeted Flooring, UPVC Window, Radiator

Bathroom:
7'10" x 8' (2.4m x 2.44m) New Vinyl Flooring, UPVC Window, W/C, Washbasin with Mixer Tap, Panelled Bath, Radiator



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



EPC: D

Council Tax Band: A, Durham

Parking: Street Parking

Tenure: Freehold

Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.



Tenure - Freehold

Viewing - By appointment through Hegarty's



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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