



3 Bedrooms

Situated in a popular and convenient area of Seaham this attractive three bedroom semi-detached home offers bright, well-proportioned living space and fantastic potential to create a wonderful family home.

The property is filled with natural light throughout creating a warm and welcoming atmosphere while offering excellent scope for modernisation, ideal for buyers looking to personalise and add value.

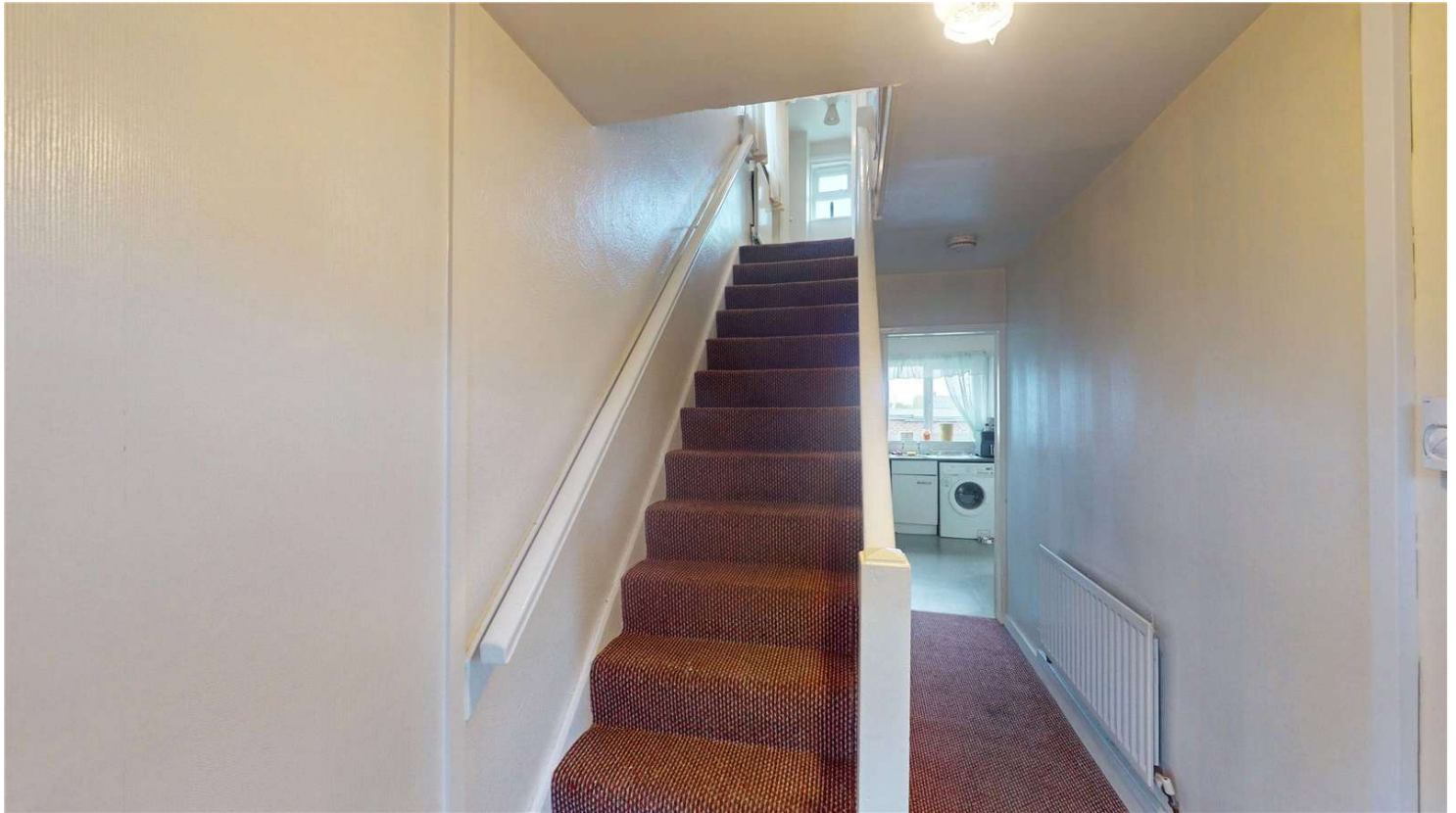
Northlea Road

Seaham, SR7

Asking Price:

£150,000

EPC Rating: C



Reception:

12'11" x 14'9" (3.94m x 4.5m)

Carpeted Flooring, UPVC Window, Gas Fire with Surround, Radiator

Kitchen / Diner:

10'4" x 19'3" (3.15m x 5.87m)

Kitchen: Vinyl Flooring, UPVC Window, Wall and Base Units, Sink with Mixer Tap, Tile Splashbacks, Radiator

Diner: Carpeted Flooring, UPVC Window, Radiator

W/C:

2'11" x 5'6" (0.9m x 1.68m)

Vinyl Flooring, UPVC Window, W/C

Bathroom:

5'2" x 5'5" (1.57m x 1.65m)

Vinyl Flooring, UPVC Window, Part Tiled Walls, Panelled Bath with Overhead Shower, Washbasin with Mixer Tap, Radiator

Master Bedroom:

12'4" x 13'4" (3.76m x 4.06m)

Carpeted Flooring, UPVC Window, Radiator



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



Bedroom Two:

10'9" x 12'10" (3.28m x 3.9m)

Carpeted Flooring, UPVC Window, Radiator

Bedroom Three:

7'10" x 9'4" (2.4m x 2.84m)

Carpeted Flooring, UPVC Window, Radiator

EPC: TBC

Parking: Street Parking

Council Tax Band: A, Durham

Tenure: Freehold

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

WATER METER- Yes

PARKING ARRANGEMENTS: Street Parking

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&utm_sclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

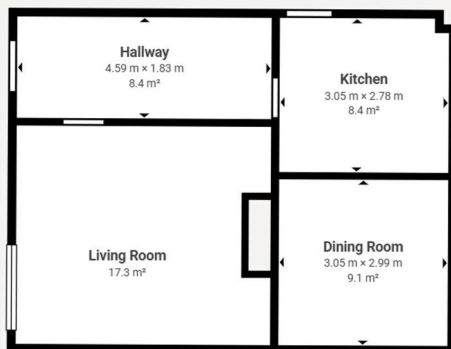
MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Disclaimer:





Matterport Property Report:

26 Northlea

Gross Floor Area - Full Property 102.0 m² | Floor 1 50.4 m²

Sizes and dimensions are approximate, actual may vary

Visit 3D space on
Matterport



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For additional information and full photo gallery please visit

www.hegartysestateagents.co.uk

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