



### 3 bed end of terrace house to buy in SR7

Brambling Close, Seaham Garden Village,  
Seaham, Durham, SR7 8FD

**£184,950**

🏠 x3 🚗 x1 🌳 x1

Tenure  
**Freehold**

### Property features

- ✓ End Of Terrace Family Home
- ✓ Three Bedrooms
- ✓ Modern Kitchen/Dining Room
- ✓ Driveway
- ✓ EPC Rating B

Driveway parking

Garden

## Key Information

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

## Description

**\*\*END OF TERRACE FAMILY HOME\*\*THREE BEDROOMS\*\*MODERN KITCHEN/DINER\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*HIGHLY DESIRABLE CUL-DE-SAC LOCATION\*\***

Pattinson Estate Agents are delighted to bring to the market this splendid end of terrace home, which boasts three bedrooms and is located on the highly desirable estate of Seaham Garden Village, Seaham. Perfectly positioned within close proximity to local shops and other amenities, popular local schools, great public transport and major road links via the A19. Also within a short drive to Seaham Beach, Byron Place Shopping Centre Seaham, Sunderland and Newcastle City Centre's.

This impressively presented home is spacious throughout and briefly consists:- Entrance/porch, spacious lounge, a modern kitchen/dining room and a ground floor W.C. To the first floor lies three well proportioned bedrooms and a family bathroom, externally there is an open lawn and a driveway to the front and a fully enclosed garden to the rear.

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

Council Tax Band: B

Tenure: Freehold

Price: £184,950

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Heating: Gas

## Entrance/Porch

Property entrance leading to the porch, which has carpet flooring, a radiator and a storage cupboard.

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## Lounge

5.11m x 3.56m (16'9" x 11'8")

Spacious lounge with carpet flooring, a storage cupboard, two radiators and a double glazed front aspect window.



## Kitchen/Dining Room

3.01m x 4.48m (9'10" x 14'8")

Open plan kitchen/diner benefiting from a range of upper and lower units with contrasting worksurfaces and matching upstands, integrated fridge/freezer, washing machine, dishwasher and an oven with a gas hob. Laminate flooring, a radiator, double glazed rear aspect window and French door leading to the rear garden.



## Ground Floor W.C

1.05m x 1.65m (3'5" x 5'4")

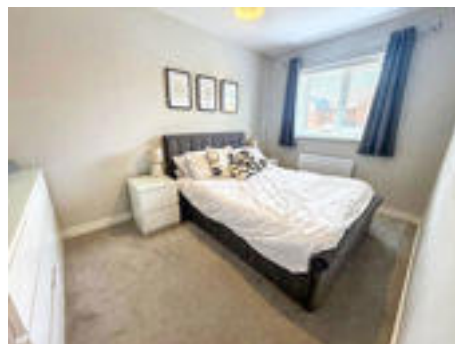
Convenient downstairs W.C with a hand wash basin, tiled flooring and a radiator.



## Bedroom One

3.86m x 2.51m (12'7" x 8'2")

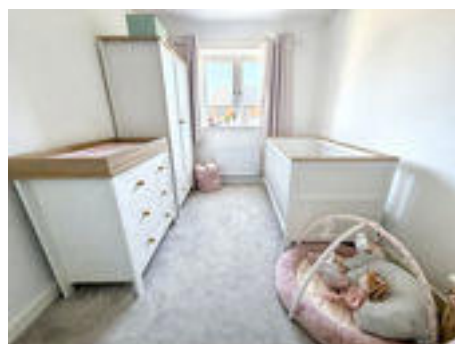
Double bedroom with carpet flooring, a radiator and a double glazed front aspect window.



## Bedroom Two

4.52m x 2.50m (14'9" x 8'2")

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



## Bedroom Three

2.37m x 1.90m (7'9" x 6'2")

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



## Bathroom

1.91m x 1.90m (6'3" x 6'2")

Modern three piece bathroom benefiting from a paneled bath with an overhead shower, hand wash basin and W.C. Tile flooring, tiled splash back, a radiator and a double glazed rear aspect window.

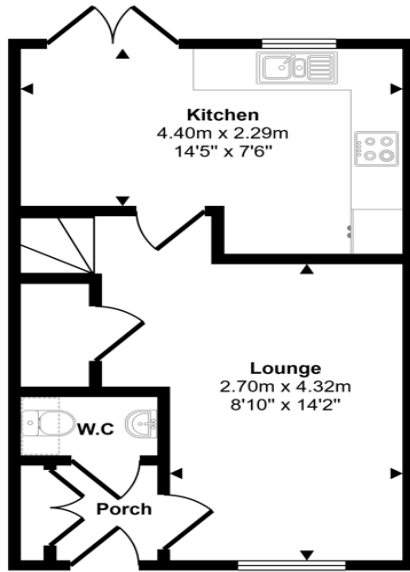


## External

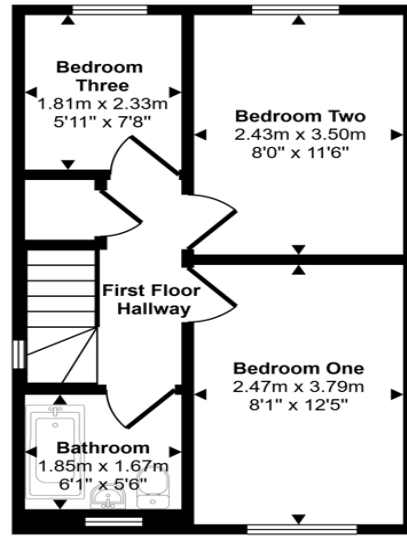
Externally to the front there is an open lawn and a driveway. To the rear lies a fully enclosed garden laid to lawn with a patio area adjacent to the property and a wooden shed.



Approx Gross Internal Area  
66 sq m / 712 sq ft



Ground Floor  
Approx 33 sq m / 357 sq ft



First Floor  
Approx 33 sq m / 355 sq ft

Denotes head height below 1.5m

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>			93
(81-91) <b>B</b>		87	
(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	

Brambling Close, Seaham Garden Village, Seaham, Durham, SR7 8FD

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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