



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

Derwent Close, Seaham, Durham, SR7 7BS

# £135,000

🛏 x2 🚿 x1 🚿 x2

Tenure

**Freehold**

## Property features

- ✓ 2 bedroom family home
- ✓ Popular location
- ✓ No onward chain
- ✓ Vacant possession
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Welcome to this delightful 2-bedroom semi-detached family home, proudly presented to the market by Pattinson Estate Agents. Nestled in a popular residential community just off Denehouse Road in Seaham, County Durham, this property offers the perfect blend of comfort, convenience, and access to natural beauty.

### Prime Location

Situated within easy reach of local amenities, shopping options, and highly regarded educational facilities, this home enjoys an enviable position for those seeking a convenient lifestyle. The renowned heritage coastline of Sunderland and County Durham is just a short distance away, providing stunning seaside walks, recreational activities, and a vibrant sense of place.

Commuters and explorers alike will appreciate the excellent transport links, with Seaham railway station close by and the A19 motorway offering seamless access to the wider North East region.

### Spacious Plot and Community Setting

Occupying a generous plot within a quiet one-way system community, this property promises peace and security for growing families, first-time buyers, and discerning investors. The neighbourhood is well-established, friendly, and perfect for those seeking a sense of belonging.

### Internal Layout

- Entrance Hallway: Welcoming you into the home and connecting the living spaces, and boasting additional storage via the under stair cupboard
- Living Room: A bright, airy space with seamless French door access to the generous conservatory, perfect for relaxation or entertaining.
- Conservatory: Flooded with natural light and providing lovely garden views, this versatile room extends your living space year-round.

- Kitchen: Well-appointed and practical, ideal for cooking and family life.

#### Upstairs Accommodation

- Bedroom One: Generously proportioned, offering comfort and space for restful nights.
- Bedroom Two: Equally spacious, suitable for children, guests, or home working.
- Family Bathroom: Comfortable and well-sized, catering to daily routines with ease.
- Boarded loft: Perfect for additional storage

#### External

- Front: Large, gated and block paved.
- Rear Garden: Expansive lawn and patio areas lend themselves to family gatherings, gardening, and outdoor play. A brick-built outhouse offers practical storage solutions.

#### Investment Opportunity

This property is offered with no onward chain and presents a turn-key opportunity for developers aiming to complement their portfolios, as well as an attractive proposition for those looking to settle in a thriving, well-connected community.

#### Early Viewing Essential

We anticipate significant interest in this wonderful home. Early viewing is strongly recommended to avoid disappointment.

For further details or to arrange your visit, please contact our dedicated Sunderland team. Experience for yourself all that this charming property and vibrant location have to offer.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## **Living Room**

Front aspect UPVC double glazed window. GCH radiator. Carpet flooring. Feature fireplace. Rear aspect sliding patio door

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## **Kitchen**

Rear aspect UPVC double glazed window. Wood flooring. Wall and base cabinets. Plumbing for cooker and washing machine. Stainless sink with mixer tap

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## **Conservatory**

Rear aspect UPVC double glazed windows and French door. Wood flooring

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## **Bedroom 1**

Front aspect UPVC double glazed window. GCH radiator. Carpet flooring. Fitted wardrobes

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## **Bedroom 2**

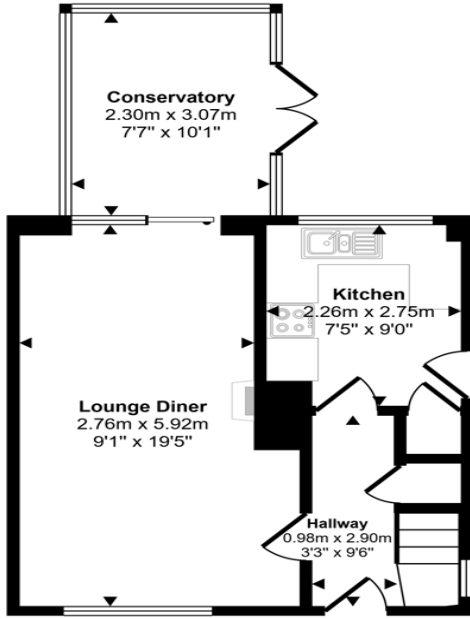
Rear aspect UPVC double glazed window. GCH radiator. Carpet flooring. Fitted wardrobes

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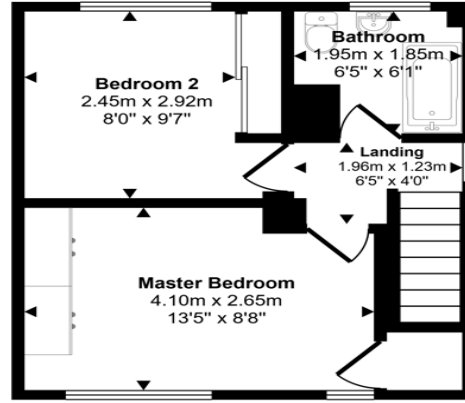
## **Family Bathroom**

Rear aspect UPVC double glazed window. GCH radiator. Wood flooring. Bath with shower. Pedestal basin and low level W/C

Approx Gross Internal Area  
67 sq m / 719 sq ft



Ground Floor  
Approx 37 sq m / 403 sq ft



First Floor  
Approx 29 sq m / 316 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Derwent Close, Seaham, Durham, SR7 7BS

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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