



## 2 bed terraced house to buy in

Embleton Street, Seaham, Durham, SR7 7NW

**£45,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

## Property features

- ✓ Two Bedroom Terrace
- ✓ Two Reception Rooms
- ✓ \*\*Potential rental income £600 - £650 pcm\*\*
- ✓ EPC Rating C

On Street parking

## Key Information

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

## Description

TWO BEDROOMS - CLOSE TO COAST

TO BE SOLD VIA ONLINE AUCTION. FEES APPLY

Proudly presented by Pattinson Estate Agents, this delightful two-bedroom terraced home is situated in the desirable coastal location of Seaham.

**\*\*Potential rental income £600 - £650 PCM\*\***

This charming terraced house blends modern living with well-proportioned accommodation. With two bedrooms and a family bathroom.

The ground floor features two spacious reception rooms, delivering ample space for relaxing and socialising. The kitchen offers room for all your culinary needs, leading out into a compact yet easily manageable rear yard.

Upstairs, both bedrooms are conveniently serviced by a well-appointed bathroom, making this home as practical as it is comfortable.

Set within Seaham, the property combines quiet neighbourhood living with the convenience of nearby shops, cafes, recreational spaces, and excellent transport links. Seaham beach is also within easy reach, and the town centre offers a range of amenities.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Front Exterior

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### Living Room

4.10m x 3.30m (13'5" x 10'9")

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### Dining Room

5.10m x 4.50m (16'8" x 14'9")

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### Kitchen

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### Bedroom 1

4.70m x 3.30m (15'5" x 10'9")

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### Bedroom 2

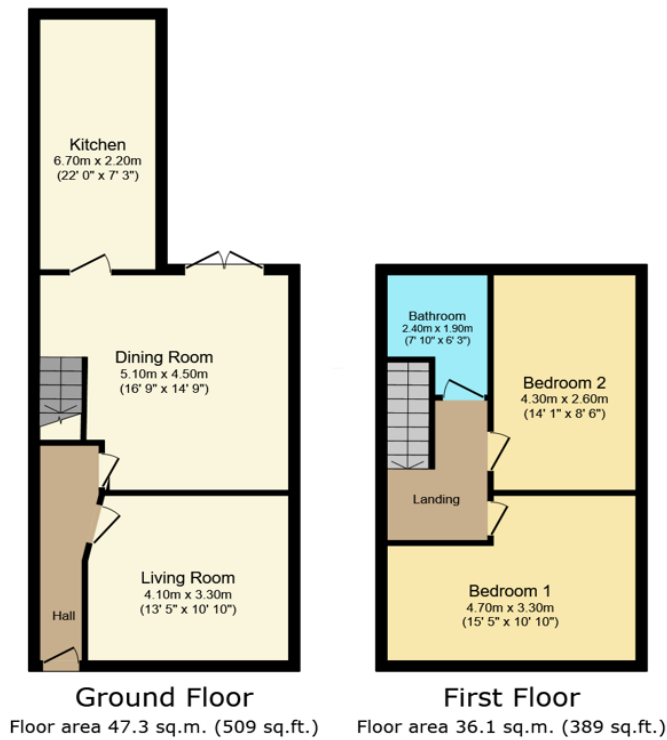
4.30m x 2.60m (14'1" x 8'6")

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### Bathroom

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### Rear Yard



Total floor area: 83.3 sq.m. (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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>	72	64
(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

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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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