



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

Norfolk Close, Seaham, Durham, SR7 0EA

# £140,000

 x 2  x 1  x 1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ 2 bedroom semi-detached house
- ✓ Popular location
- ✓ Ideal for first time buyers & growing families
- ✓ Lovely outdoor space
- ✓ EPC Rating C

## Key Information

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

## Description

Pattinson Estate Agents are delighted to present this charming two-bedroom semi-detached home, perfectly situated in a quiet, family-friendly cul-de-sac in the highly sought-after Northlea area of Seaham.

Offering a fantastic balance of spacious indoor living and private outdoor space, this property is an exceptional find for first-time buyers, downsizers, or savvy investors.

### The Home

The ground floor features an inviting entrance hallway that opens into a bright and spacious lounge, designed for relaxation. To the rear, you'll find a modern open-plan kitchen and dining area, providing a perfect social hub for family meals or entertaining friends. Large windows throughout ensure the home is flooded with natural light.

To the first floor, there are two well-proportioned double bedrooms, offering a peaceful retreat with plenty of space for storage. The accommodation is completed by a contemporary family bathroom. The property further benefits from gas central heating and double glazing (EPC Rating: C).

### Outdoor Living & Parking

Set on a generous plot, the property boasts well-maintained gardens to both the front and rear, providing a safe and private space for gardening, relaxation, or summer BBQs. Uniquely, the home is surrounded by plentiful green space, offering a wonderful sense of openness and additional outdoor appeal. The property also includes the convenience of a quiet cul-de-sac position.

### The Coastal Lifestyle

Located just a short distance from the award-winning Seaham seafront, residents can enjoy picturesque coastal walks, the historic marina, and a vibrant selection of independent cafes and restaurants at Byron Place. The property is ideally positioned for commuters, with easy access to the A19 and Seaham Railway Station for direct travel to Sunderland, Durham, and Newcastle.

Viewing Highly Recommended

With its desirable cul-de-sac position, and surrounding greenery, this home is sure to attract early interest

Council Tax Band: A

Tenure: Freehold

Price: Offers in the region of £140,000

Property Type: Semi-detached house

Parking: Off 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



## Kitchen



## Dining Room



## Bedroom 1




## Bedroom 2



## Bathroom





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>	75	80
(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 

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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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