



### 3 bed terraced house to buy in

Viceroy Street, Seaham, Durham, SR7 7HY

# £130,000

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Well presented
- ✓ walking distance to Seaham's fabulous coastline
- ✓ 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 thrilled to present this deceptively spacious and charming three-bedroom home. Nestled in the heart of Seaham, this property offers a perfect blend of coastal relaxation and urban convenience. Whether you are a first-time buyer looking to step onto the ladder or an investor seeking a high-demand rental, this home is a must-see!

### The Heart of the Home

Step inside to a welcoming hallway that leads you into a light-filled, airy lounge—the perfect spot to unwind after a walk along the coast. To the rear, the home truly opens up with an impressive open-plan kitchen/dining room. This social hub is designed for modern living, providing a generous space for family Sunday roasts or hosting friends for drinks and dinner.

### Room for Everyone

The first floor is expertly designed to maximize space, featuring three versatile bedrooms. This layout provides the ultimate flexibility—whether you need a dedicated "work from home" office, a cozy nursery, or a guest room, the space is here. The floor is completed by a large family bathroom, while modern gas central heating and double glazing (EPC C) ensure the home stays cozy year-round.

### A Coastal Lifestyle

Location is everything! Viceroy Street puts you just moments away from Seaham's vibrant seafront and award-winning "Glass Beach." Spend your weekends exploring the independent boutiques of Byron Place, enjoying fresh seafood at the Marina, or taking in the views at the historic harbour. With Seaham Railway Station and the A19 nearby, your commute to Sunderland, Durham, or Newcastle is effortless.

### Why You'll Love It:

Move-In Ready Potential: A bright, versatile canvas.

Social Layout: The open-plan kitchen/diner is a rare find in traditional terraces.

Three Bedrooms: Extra space for families or remote workers.

Prime Location: Coastal living with city connections.

Early viewing is essential! 3-bedroom homes in this sought-after pocket of Seaham rarely stay on the market for long.

Contact our Sunderland Branch today to secure your viewing!

Council Tax Band: A

Tenure: Freehold

Price: Offers in the region of £130,000

Property Type: Terraced House

Parking: Garage

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



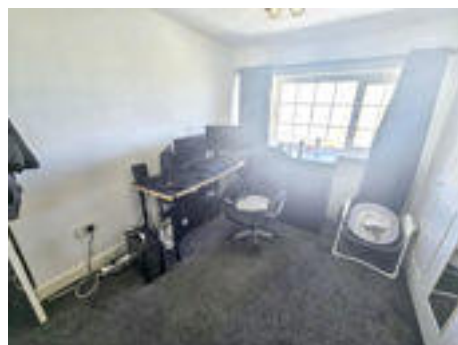
## Dining Room



## Bedroom 1



## Bedroom 2



## Bedroom 3




---

## Bathroom





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(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 

Viceroy Street, Seaham, Durham, SR7 7HY

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

