

3 bed semi-detached house to buy in SR7

Windermere Road, West Lea, Seaham, Durham, SR7 8HN

£230,000

x 3 x 2 x 3

Tenure

Freehold

Driveway parking

Property features

- Extended 3-bedroom family home
- Desirable location
- Immaculately presented
- Beautiful outdoor space
- EPC Rating D

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

Arrange a viewing

Beth Curtis
Sales Negotiator
Sunderland

0191 5143929
sunderland@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this immaculately presented, detached family home on the highly sought-after Windermere Road, West Lea, Seaham.

Nestled close to the picturesque Hawthorn Dene, the location is truly amazing for nature walks and outdoor exploring.

Property Overview

This exceptional, turnkey ready property is ideal for growing families seeking a home that balances modern style with superb everyday functionality.

Boasting immaculate presentation throughout, the property benefits from a new boiler still under warranty for complete peace of mind.

The home sits on a highly private plot wrapped in mature conifers and features a substantial multi-car driveway.

With generous room sizes across the entire ground floor layout, an ultra-modern family bathroom, a fully boarded and painted loft for ample storage, and a beautifully landscaped exterior, this home truly has everything a family needs to move straight into.

Ground Floor Layout

An inviting entrance porch guides you into a warm, welcoming hallway that sets the tone for this spacious home.

The ground floor offers an exceptional layout, boasting a bright and airy conservatory currently utilised as a stunning main living room with views of the garden.

A formal dining room creates the perfect setting for entertaining, while a separate, versatile second reception room offers flexibility as a playroom, snug, or home office.

The ground floor is completed by a convenient, modern downstairs W/C and a new kitchen that comes fully equipped with a fridge, oven, washing machine, dishwasher, and tumble dryer.

First Floor Layout

Upstairs, the property continues to impress with three generously proportioned bedrooms, each designed to offer a peaceful retreat with plenty of space for storage.

Serving the bedrooms is an ultra-modern family bathroom, beautifully finished to a high standard with sleek, contemporary fixtures and a luxury aesthetic.

A hatch provides ladder access to the fully boarded and painted loft, perfect for hidden storage.

External

The property outdoor areas were completely done out last year to an exceptional standard. The exterior features high-quality new fencing, premium block paving to the front, and elegant Indian sandstone styling that creates a sleek, low-maintenance modern patio perfect for outdoor entertaining.

Local Area & Amenities

Situated in the popular West Lea estate, this home is perfectly positioned for modern family convenience. The property is located just a mile from Seaham Town Centre, providing easy access to local supermarkets like the nearby Asda Express, independent shops, and excellent local schools.

Commuters will appreciate the superb transport links, with swift access to the A19 and nearby bus routes linking you across the region.

Best of all, you are only a short distance away from the vibrant Seaham seafront, famous for its beautiful sandy beaches, the scenic Durham Heritage Coast path, and the lively Seaham Harbour Marina filled with cafes and restaurants.

Please contact our Team at Pattinson Sunderland for further details and to arrange a viewing

Council Tax Band: A

Tenure: Freehold

Price: Offers in the region of £230,000

Property Type: Semi-detached house

Parking: Driveway

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



Reception room



W/C



Bedroom 1



Bedroom 2



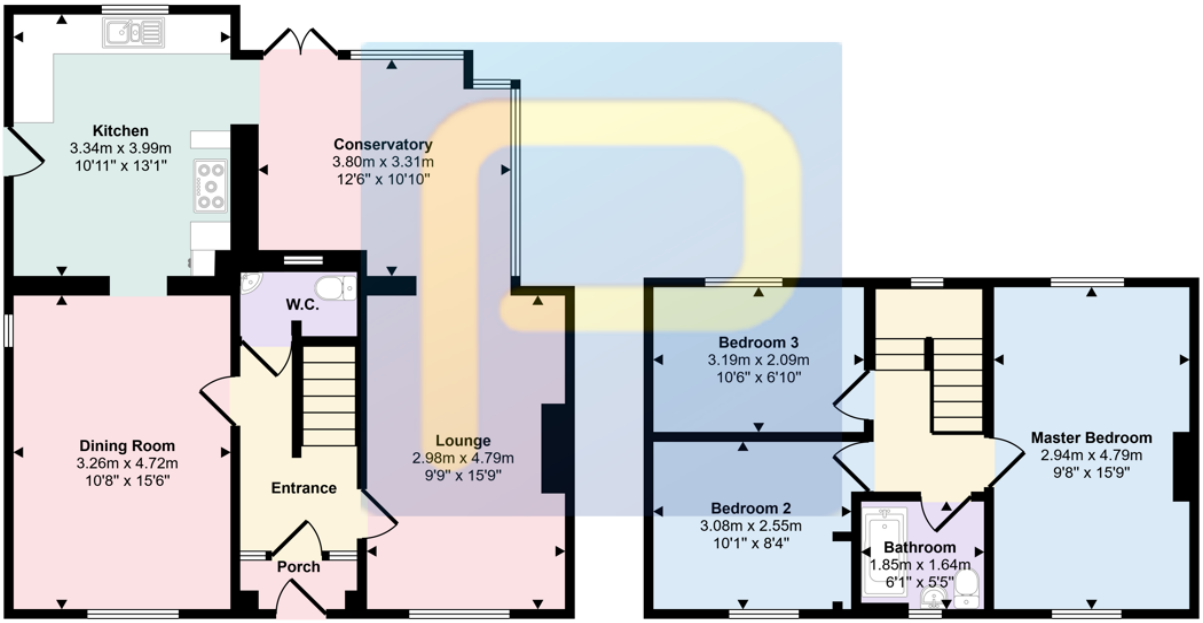
Bedroom 3



Bathroom



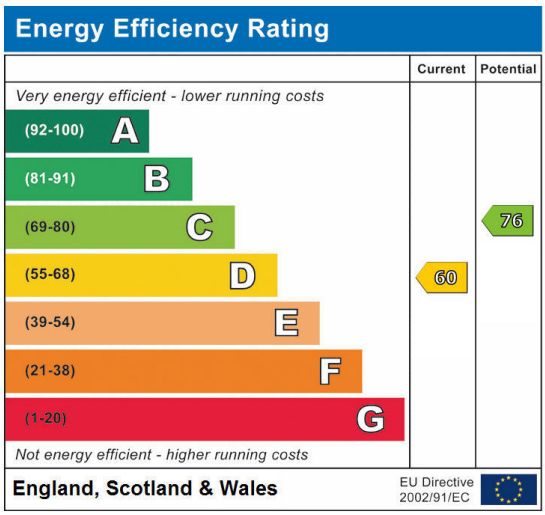
Approx Gross Internal Area
107 sq m / 1156 sq ft



Ground Floor
Approx 68 sq m / 737 sq ft

First Floor
Approx 39 sq m / 419 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.



Windermere Road, West Lea, Seaham, Durham, SR7 8HN

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

51 Fawcett Street, Sunderland, Tyne & Wear, SR1 1RS, Tel: 0191 5143929, sunderland@pattinson.co.uk, www.pattinson.co.uk

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