


## 3 bed terraced house to buy in

Hoy Crescent, Seaham, Durham, SR7 0JT

# £99,000 Starting Bid

x 3 x 1 x 1

Tenure

**Freehold**

Allocated parking

Garden

## Property features

- Spacious Family Home
- Three Bedrooms
- Large South Facing Rear Garden
- Multi Car Driveway
- EPC Rating D

## Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas

### Arrange a viewing

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Houghton

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- Flexible viewing slots
- Accompanied viewings

## Description

**SPACIOUS FAMILY HOME**THREE BEDROOMS**MULTI CAR DRIVEWAY**GENEROUS SOUTH FACING REAR GARDEN**SOUGHT AFTER AREA**NO ONWARD CHAIN**

Pattinson Estate Agents are delighted to welcome to the market this three bed family home, situated in the popular area of Hoy Crescent . Seaham. Occupying a generous plot, which is within close proximity to local shops and other amenities, fantastic public transport and major road links via the A19. Perfectly positioned with walking distance to a popular local school and Seaham Town Park, as well as being a short driving distance to Seaham Hall Beach, Sunderland Royal Hospital and City Centre.

This impressive property is spacious throughout and briefly comprises:- Entrance/hallway, spacious lounge, fitted kitchen and a three piece family bathroom. To the first floor lies three well proportioned bedrooms, externally to the front there is a gated multi car driveway and to the rear lies a large South facing garden.

Early viewing comes highly recommended to appreciate the size and location of this property. Please call our Houghton branch to arrange a viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £99,000

Property Type: Terraced House

USPs: Garden, Chain free

Parking: Allocated

Heating: Gas

## Entrance/Hallway

Property entrance leading to the hallway, which has carpet flooring and a radiator.

## Lounge

*3.25m x 4.62m (10'7" x 15'1")*

Spacious lounge with carpet flooring, a radiator and a double glazed front aspect bow window.

## Kitchen

*2.62m x 4.43m (8'7" x 14'6")*

Fitted kitchen benefiting from a range of upper and lower units with contrasting worksurfaces, stainless steel sink unit, plumbing for a washing machine and a free standing oven with a gas hob. Vinyl flooring, tiled splash back and a double glazed rear aspect window.

## Bathroom

*1.96m x 2.04m (6'5" x 6'8")*

Three piece bathroom benefiting from a range of a 'P' shaped bath, hand wash basin and WC vanity unit. Vinyl flooring and a double glaze rear aspect window.



## Bedroom One

*4.55m x 4.27m (14'11" x 14'0")*

Double bedroom with carpet flooring, a radiator, front and rear double glazed windows.

## Beeroom Two

*2.48m x 4.71m (8'1" x 15'5")*

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.

## Bedroom Three

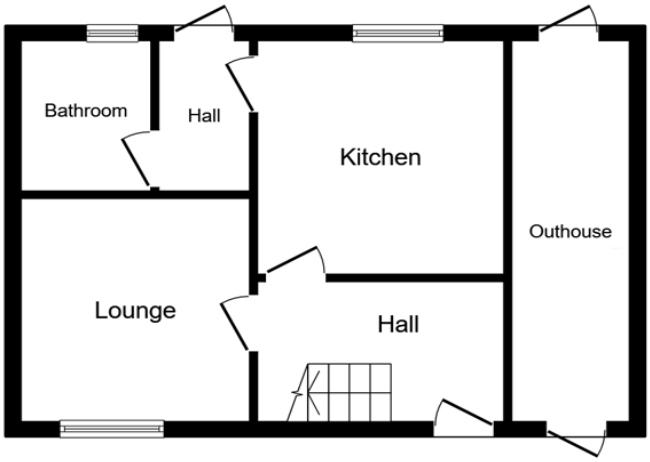
*2.05m x 3.35m (6'8" x 10'11")*

The third bedroom is currently used as storage and has carpet flooring, a radiator and double glazed front aspect window.

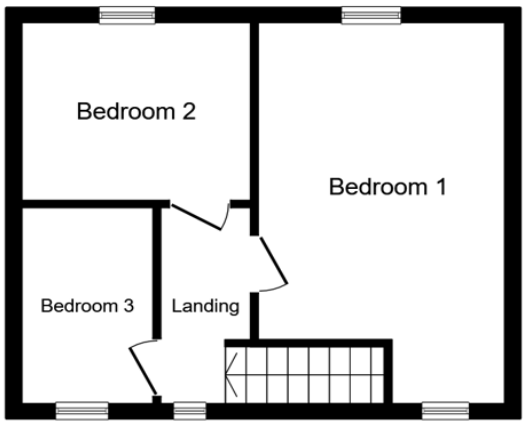
## External

Externally to the front there is a gated multi car driveway and access to outhouse. To the rear lies a large South facing garden laid to lawn, which also gives access to the outhouse.



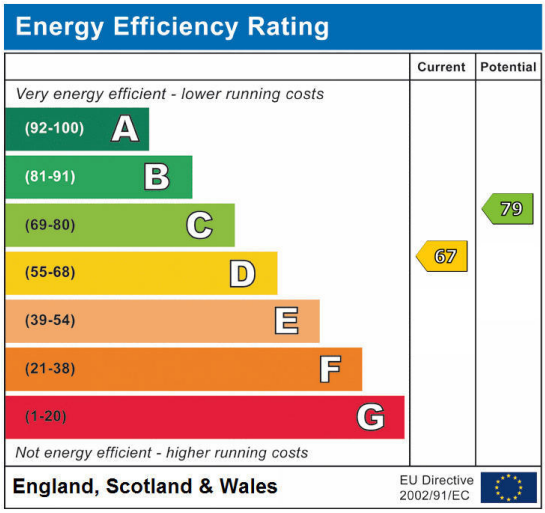



Ground Floor




First Floor

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




Hoy Crescent, Seaham, Durham, SR7 0JT

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

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