



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

Hoy Crescent, Seaham, Durham, SR7 0JT

**£159,950** Offers Around

 x 3  x 1  x 1

Tenure      Size

**Freehold      1012 sq ft / 94 sq m**

### Property features

- ✓ No onward chain
- ✓ Part refurbished throughout
- ✓ New fitted kitchen
- ✓ Modern wet-room
- ✓ EPC Rating D

Driveway & Garage parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

No Chain – Part Refurbished 3-Bedroom Semi-Detached Home in Seaham

We are delighted to present this lovely three-bedroom semi-detached house, offered with no onward chain and located in the charming seaside town of Seaham. Blending traditional character with modern upgrades, this property makes an exceptional family home or residential purchase.

Upon entering, you are welcomed into a bright and inviting hallway, followed by the main reception room, perfect for relaxing, hosting guests, or enjoying family time. Large windows allow plenty of natural light to fill the space. The property has also benefited from new flooring and fresh décor throughout, enhancing its modern and move-in-ready feel.

The home features a brand-new, fully fitted kitchen, thoughtfully designed with contemporary finishes and integrated appliances. This spacious room provides ample space for cooking, dining, and entertaining.

The property offers three double bedrooms, two of which are ready for simple finishing touches, providing excellent scope for personalisation. Each bedroom benefits from generous proportions and plenty of natural light, making them ideal as children's rooms, guest rooms, or a home office.

The property also features a modern wet-room style family bathroom, fitted with high-quality fixtures and presented in excellent condition.

Significant improvements have been made throughout, including a new heating system, offering both comfort and efficiency for future owners.

Externally, the home sits on a large plot, providing substantial outdoor space—ideal for gardening, family activities, future landscaping, or simply enjoying the fresh coastal air. In addition, the property boasts a single detached garage and a multi-vehicle driveway, offering excellent off-street parking and additional storage options.

Situated in the ever-popular town of Seaham, the home enjoys easy access to its picturesque coastline, fantastic schools, a wide range of local amenities, and excellent transport links, making it a highly desirable place to live.

In summary, this no-chain, part-refurbished semi-detached home in Seaham offers modern comforts, generous accommodation, a large plot, and great potential in a superb coastal location. Early viewings are highly recommended to fully appreciate the space and quality on offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Around £159,950

Property Type: Semi-detached house

Build Size: 94 sq m

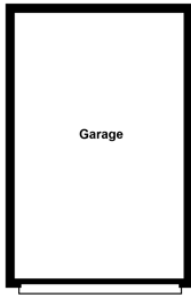
USPs: Garden

Parking: Driveway & Garage

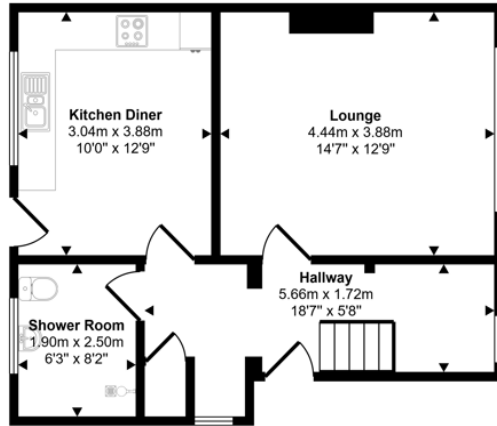
Heating: Gas

Electric: National Grid

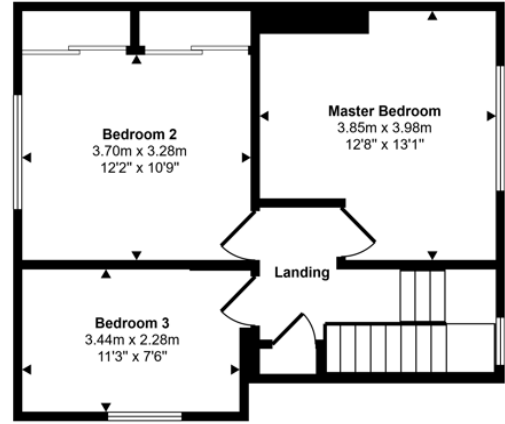
Water: Direct mains water



Approx Gross Internal Area  
93 sq m / 1005 sq ft



Ground Floor  
Approx 47 sq m / 505 sq ft



First Floor  
Approx 46 sq m / 500 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.

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>		74
(55-68) <b>D</b>	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:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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