



Eastlea Road, Seaham, SR7 8ED
3 Bed - House - Semi-Detached
£75,000

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No Upper Chain ** Outskirts of Durham ** Gardens ** Double Glazing & GCH ** Good Road Links & Local Amenities **

The floor plan comprises; entrance hallway, lounge, kitchen dining room, rear lobby and WC. The first floor has three bedrooms and bathroom/WC. Outside, there are good sized gardens.

Note - The property is prefabricated steel-framed construction, and any purchaser looking to mortgage will need to check with their provider. A survey would be required to clarify the specifics regarding the steel/make-up of the construction.

Seaham is a scenic coastal town in County Durham, offering a blend of seaside charm and modern convenience. It features a picturesque marina, sandy beaches, and a variety of shops, cafés, and supermarkets, with larger retail options nearby at Dalton Park. The town has several well-rated primary schools and a popular secondary school, Seaham High, with further education options in nearby Durham and Sunderland. Excellent transport links include a local train station with direct services to Newcastle and Middlesbrough, frequent bus routes, and easy access to the A19 and A1(M), making Seaham ideal for commuters and families alike.



GROUND FLOOR

Hallway

Lounge

13'8 x 12'0 (4.17m x 3.66m)

Kitchen Diner

20'9 x 8'4 (6.32m x 2.54m)

Rear Lobby

WC

FIRST FLOOR

Bedroom

12'0 x 12'0 (3.66m x 3.66m)

Bedroom

13'4 x 8'6 (4.06m x 2.59m)

Bedroom

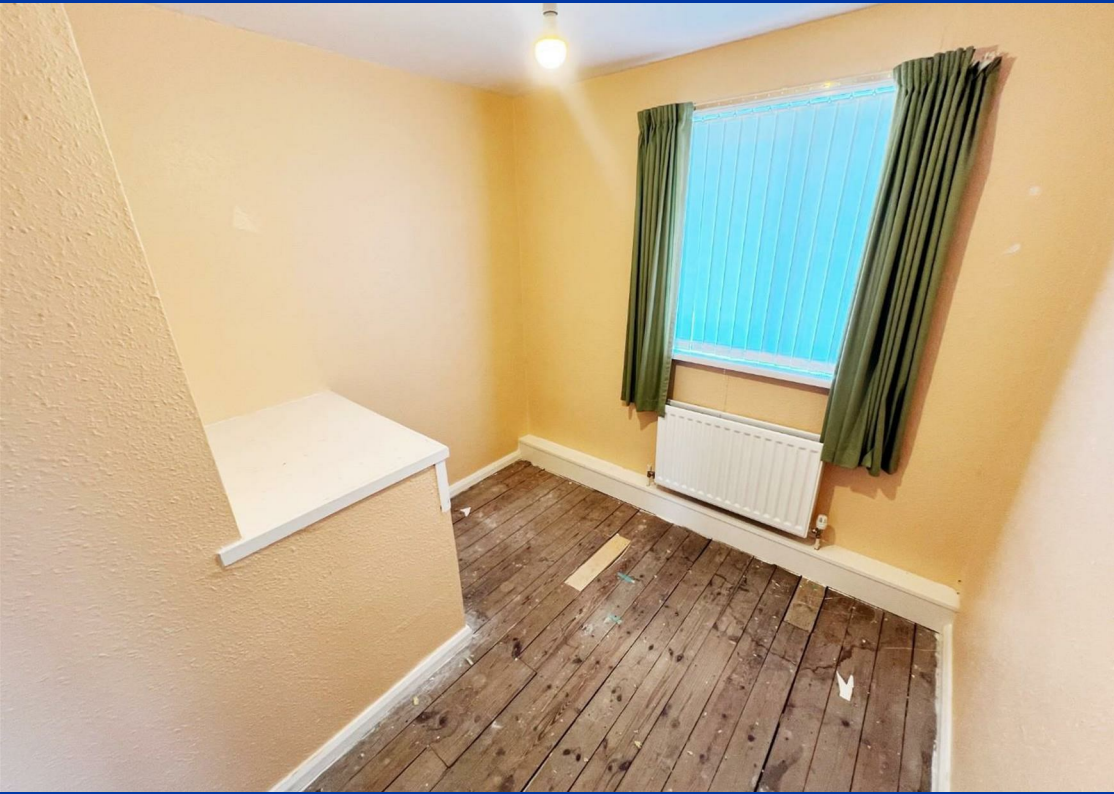
9'1 x 8'6 (2.77m x 2.59m)

Bathroom/WC

Agent Notes

Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: Basic 5Mbps, Superfast 80Mbps, Ultrafast 1000Mbps
Mobile Signal/Coverage: Good
Tenure: Freehold
Council Tax: Durham County Council, Band A - Approx. £1701p.a
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

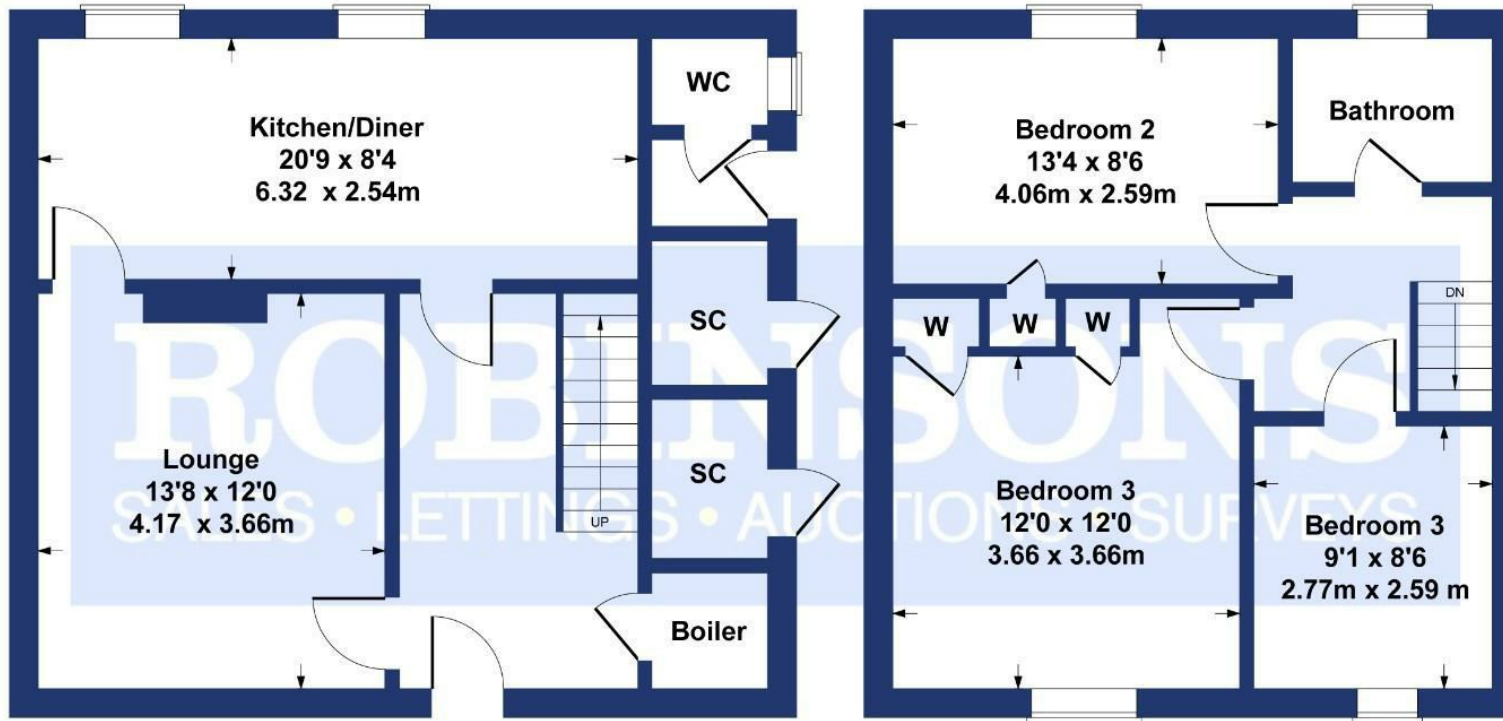




Eastlea Road

Approximate Gross Internal Area
1035 sq ft - 96 sq m

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.