



**5 Gregson Terrace West**

Seaham  
County Durham  
SR7 0HT

**£180,000**  
**Freehold**

Three Bedrooms  
Semi-Detached House  
Garage & Driveway  
Gas Central Heating & Double Glazing  
No Onward Chain  
Viewing Recommended





Safe & Secure Properties welcome to the market this beautifully presented Three Bedroom Semi-Detached property situated on Gregson Terrace West, Seaham. The property benefits from gas central heating, double glazing and attached single garage. Close to local amenities and transport links, the property would suit a wide variety of buyers.

Early viewing is recommended to appreciate the accommodation on offer

### ENTRANCE HALL

Double glazed entrance door, staircase to first floor.

### WC

Double glazed window to front, low level WC, pedestal wash hand basin and radiator.

### LOUNGE/DINER

14' 11" x 20' 0" (4.55m x 6.11m) L shaped lounge-diner, double glazed windows to front, telephone point, television point, double glazed patio doors and radiator.



### KITCHEN

11' 1" x 10' 7" (3.40m x 3.24m) Fitted wall and base units, work surfaces, single drainer sink, built-in electric oven, built-in gas hob, tiled walls, storage cupboard, radiator and double glazed window to rear.

### LANDING



Access to loft space.

### BEDROOM ONE

7' 3" x 13' 1" (2.21m x 4.01m) Double glazed window to front and radiator.

### ENSUITE

White three piece suite comprising of walk-in shower cubical, pedestal wash hand basin, low level WC, extractor fan and radiator.

### BEDROOM TWO

11' 0" x 8' 8" (3.37m x 2.66m) Double glazed window to front, storage cupboard and radiator.

### BEDROOM THREE

10' 0" x 7' 3" (3.05m x 2.23m) Double glazed window to rear and radiator.

### BATHROOM

White three piece suite comprising of panelled bath, pedestal wash hand basin, low level WC, tiled walls, radiator, extractor fan and double glazed window to rear.

### REAR GARDEN

Fenced boundaries, decked area, artificial lawned area and gate access.

### FRONT GARDEN

Laid mainly to lawn, gravelled area, fenced and walled boundaries, driveway and off street

parking.

### GARAGE

18' 8" x 8' 10" (5.69m x 2.70m) Attached garage, up and over door with light and power points.



Local Authority  
Council Tax Band  
EPC Rating C

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

