



7 Ranksborough Street, SR7 0AS

Offers Over £110,000

Hive Estates presents to the market this well-presented two-bedroom terraced home, ideally positioned in a popular location close to local amenities, excellent transport links and Seaham town centre.

The spacious living room features neutral decor, soft grey carpets, a large window allowing plenty of natural light and two curved alcoves, providing useful storage space. The modern kitchen is fitted with white cabinetry, grey laminate worktops, an integrated oven, hob and microwave, along with an integrated fridge freezer. There is also further space for freestanding appliances and direct access to the rear yard. There is a generous dining area with ample space for a large family dining table. Finished with neutral decor and grey wood effect laminate flooring, the room benefits from a large window which creates a bright and welcoming space.

Upstairs are two well proportioned bedrooms and a family bathroom. The spacious master bedroom offers muted decor, soft carpeting, excellent storage space and a large window. The second bedroom is similarly decorated and benefits from a built in wardrobe, making it ideal as a guest bedroom, nursery, dressing room or home office.

Externally, the property boasts a large private front garden, mainly laid to lawn with a pathway leading to the entrance, providing an excellent outdoor space for families and entertaining. To the rear is a secure enclosed yard with gated access, fencing and plenty of room for outdoor storage. The property is ideally located for local amenities and transport links, including regular bus routes and Seaham Station, while the nearby coastline and beaches are just a short drive away.

Lounge 14'11" x 11'3" (4.55 x 3.45)

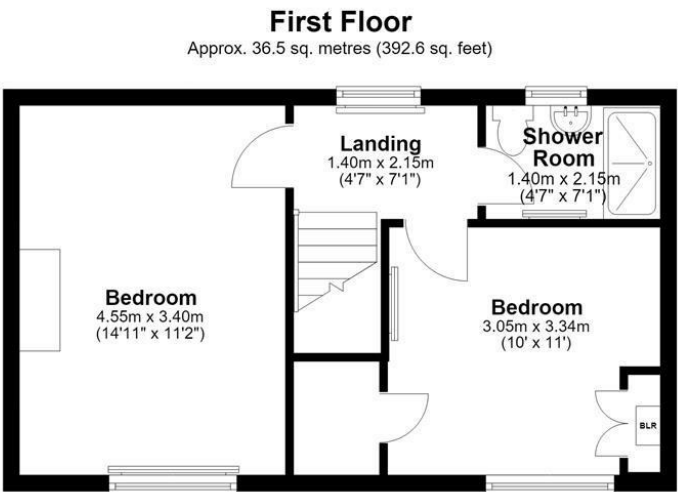
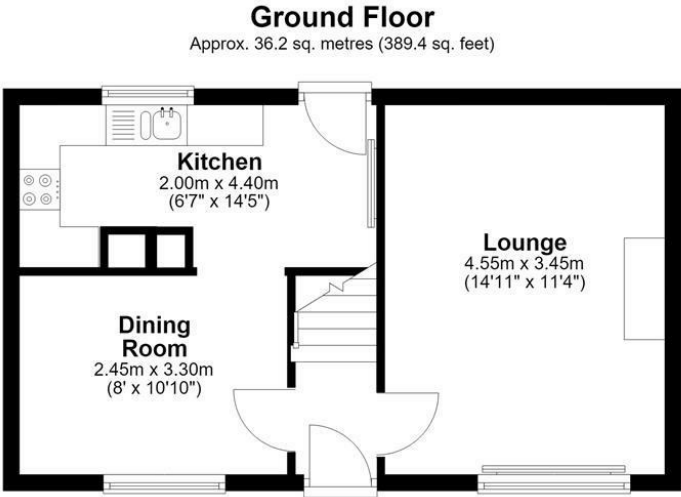
Kitchen 6'6" x 14'5" (2.00 x 4.40)

Dining Room 8'0" x 10'9" (2.45 x 3.30)

Bedroom 1 14'11" x 11'1" (4.55 x 3.40)

Bedroom 2 10'0" x 10'11" (3.05 x 3.34)

Shower Room 4'7" x 7'0" (1.40 x 2.15)

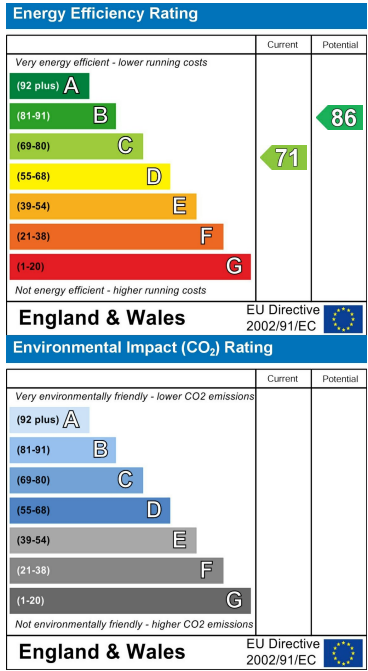


Total area: approx. 72.6 sq. metres (782.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.