



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

Fairfield Grove, Murton, Seaham, Durham, SR7 9NB

**£145,000**

🏠 x3 🚗 x1 🚻 x1

Tenure

**Freehold**

### Property features

- ✓ Well Finished Throughout
- ✓ Driveway
- ✓ Three Bed Semi-Detached
- ✓ Great Plot and Position
- ✓ Ground Floor W/C

Driveway parking

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas

## Description

Situated on the sought-after Fairfield Grove in Seaham, this beautifully presented three-bedroom semi-detached home offers spacious and modern accommodation throughout, making it ideal for first-time buyers and growing families alike. The property briefly comprises an entrance hallway, generous living room, contemporary fitted kitchen with integrated fridge/freezer, open-plan dining area with French doors opening onto the rear garden, and a convenient ground floor W/C. To the first floor are three well-proportioned bedrooms and a stylish family bathroom. Externally, the property benefits from a driveway providing off-street parking to the front and an enclosed, low-maintenance rear garden with patio and artificial lawn, enjoying an open aspect to the rear.

Fairfield Grove is a popular residential development well placed for local shops, schools and everyday amenities. Dalton Park Outlet and retail park is just a short distance away, offering a wide range of shopping, dining and leisure facilities, while Seaham town centre and the picturesque coastline are also within easy reach. Excellent transport links are available via the nearby A19, providing convenient access to Sunderland, Durham and Newcastle.

Council Tax Band: B

Tenure: Freehold

Price: £145,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## External

A well-presented three-bedroom semi-detached home with attractive kerb appeal, featuring a spacious driveway providing off-street parking, a neatly maintained lawned front garden and gated side access to the enclosed rear garden. Situated within a popular residential development, the property is ideally placed for local amenities, schools and transport links.



## Living Room

3.41m x 5.26m (11'2" x 17'3")

A spacious and well-presented living room featuring modern flooring, neutral décor and a large front-facing window allowing for plenty of natural light, creating a bright and comfortable family living space.



## Kitchen

2.33m x 3.05m (7'7" x 10'0")

A stylish and contemporary fitted kitchen comprising a range of modern wall and base units with contrasting work surfaces, integrated fridge/freezer, oven and hob, and space for additional appliances. Finished with tiled flooring and neutral décor, the kitchen provides a practical and well-appointed space overlooking the rear garden.



## Dining Room

2.05m x 2.98m (6'8" x 9'9")

A bright and well-proportioned dining area offering ample space for a family dining table, with French doors opening onto the rear garden and an open archway leading through to the modern fitted kitchen.



## W/C

Fitted with a low level W/C and wash hand basin, providing a convenient cloakroom for guests and everyday family use.



## Master Bedroom

2.17m x 4.55m (7'1" x 14'11")

A generously sized principal bedroom with neutral décor, fitted carpet and a large front-facing window, providing a bright and comfortable retreat.



## Bedroom 2

2.37m x 3.10m (7'9" x 10'2")

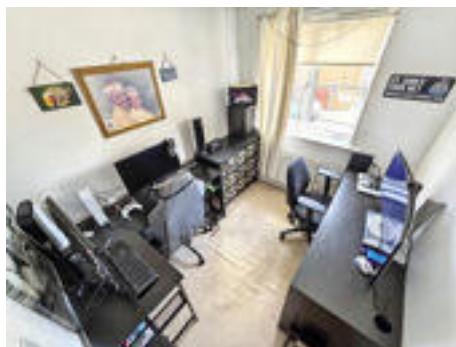
A well-proportioned double bedroom featuring fitted wardrobes with mirrored doors, neutral décor and a rear-facing window overlooking open green space, creating a bright and comfortable bedroom with excellent built-in storage.



## Bedroom 3

1.80m x 2.11m (5'10" x 6'11")

A versatile third bedroom with neutral décor and a front-facing window, currently utilised as a home office, offering an ideal space for a child's bedroom, study or nursery.



## Bathroom

1.80m x 2.11m (5'10" x 6'11")

A beautifully appointed modern bathroom fitted with a white three-piece suite comprising panelled bath with rainfall shower and glass screen, vanity wash hand basin and concealed cistern W/C, finished with contemporary tiled walls and flooring.

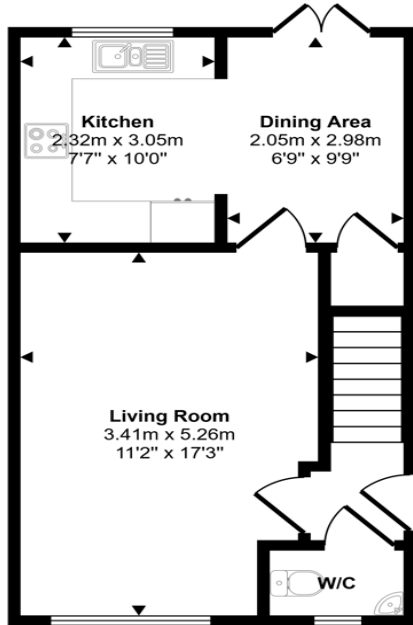


## Garden

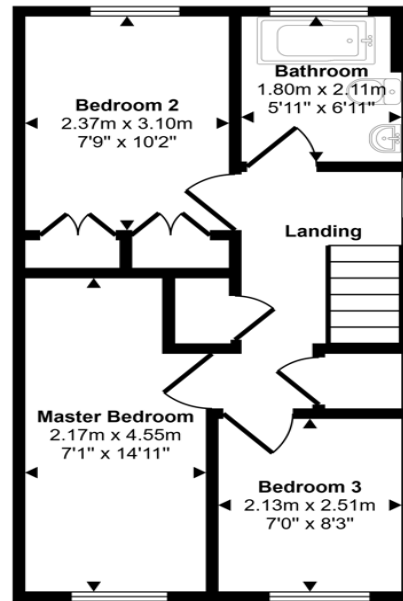
A beautifully appointed modern bathroom fitted with a white three-piece suite comprising panelled bath with rainfall shower and glass screen, vanity wash hand basin and concealed cistern W/C, finished with contemporary tiled walls and flooring.



Approx Gross Internal Area  
75 sq m / 803 sq ft



Ground Floor  
Approx 38 sq m / 409 sq ft



First Floor  
Approx 37 sq m / 394 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.

Fairfield Grove, Murton, Seaham, Durham, SR7 9NB

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

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

