



4 Mary Street

, Seaham, SR7 7JT

Offers in excess of £60,000

** OFFERS ARE INVITED BETWEEN £60,000 & £70,000 ** ARE YOU LOOKING FOR SOMEWHERE WHERE YOU CAN CRAFT YOUR OWN BOX TICKING HOME? OR ARE YOU AN INVESTOR LOOKING TO TAKE ADVANTAGE OF A SEASIDE LOCATION AND A READY DEMAND OF TENANTS? ALTERNATIVELY, IS A LITTLE BIT OF A PROJECT TICKLING YOUR FANCY?

THIS PROPERTY IS SUITABLE FOR ALL. SITUATED MOMENTS FROM SEAHAM SEAFRONT, AND AN EQUALLY AS SHORT WALK TO SHOPS, AMENITIES AND THE 'CENTRAL AREA' IT IS A PLEASING LOCATION WITH A GENUINE ANGLED SEA VIEW FROM THE FRONT.

IN BRIEF THE ACCOMMODATION PROVIDES AN ENTRANCE HALL, A SPACIOUS RECEPTION ROOM, A LENGTHY KITCHEN, A REAR LOBBY AND A DOWNSTAIRS BATHROOM, WHILST TO THE FIRST FLOOR THERE IS A SMALL LANDING, A BEDROOM AND A SECTIONED OFF DRESSING ROOM / OFFICE AREA AND A FURTHER SECOND BEDROOM TO THE REAR.

THE PROPERTY ALBEIT IN NEED OF SOME COSMETIC UPGRADING / MODERNISATION OFFERS A GOOD AMOUNT OF SPACE TO WORK WITH. THE ADDED BENEFIT OF BEING SOLD WITH NO ONWARD CHAIN!

- EPC RATING - 'D' - 65/79
- Set close to the 'Ropery Walk Primary School'
- Within a short walk of retail centre which includes several large name branded stores
- An expected rental income of £550-650 depending on the standard of the refurbishment, or possibly higher if used as a holiday let

Viewing

Please contact our Progression Property Office on 01642 063352 if you wish to arrange a viewing appointment for this property or require further information.



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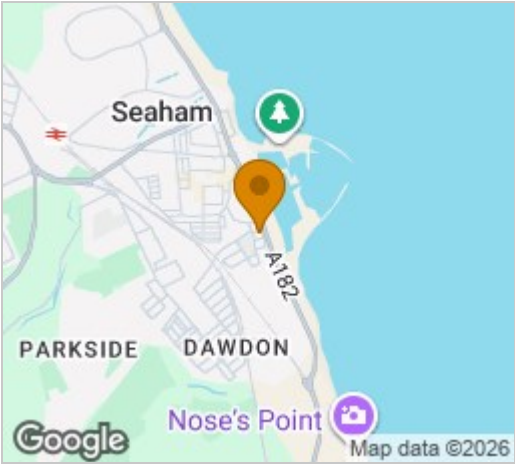


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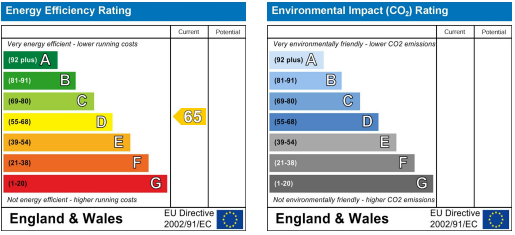
Floor Plan



Area Map



Energy Efficiency Graph



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