









An exciting opportunity for first time buyers, this popularly situated three bedroom bay windowed semi detached home with west facing gardens to the rear is available with no upward chain and carries enormous potential for those searching for a family home within the well established Seaburn Dene estate. Extended at ground floor level, the property internally has accommodation comprising entrance lobby, lounge, dining room, extended kitchen, three first floor bedrooms and a bathroom benefiting from gas central heating and UPVC double glazing.

The property externally has a college set drive to the front with off street parking up to two cars, additional space at the side and delightful gardens to the rear with established borders featuring mature tree and shrubs.

Located towards the Shields Road end of the street the property is well placed for a superb range of amenities including good schools, Seaburn Metro station, shopping facilities on Sea Road and the sea front, whilst major routes are close to hand to provide convenient access through to the City Centre and wider North East conurbation. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Lobby

Lounge 12'6" x 15'5"



Into bay with UPVC double glazed windows, radiator, open plan to dining room.

Dining Room 7'8" x 8'3"



UPVC double glazed window to rear, single radiator and sliding door to kitchen.

Kitchen 10'2" x 6'11"



Wall and floor cupboards with working surfaces over incorporating single drainer stainless steel sink unit,

plumbing for washer, space for fridge freezer, space for gas cooker, wall and floor tiles, UPVC double glazed window to rear, glass fronted display cabinets, understairs storage cupboard with UPVC double glazed window to side, fitted shelving, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed door to side elevation.

First Floor Landing

UPVC double glazed window to side.

Bedroom 1 (front) 9'10" x 12'11"



Into bay with UPVC double glazed windows to front and radiator.

Bedroom 2 (front) 9'3" x 10'4"



UPVC double glazed window to front, fitted sliding door wardrobes, built in cupboard with shelving and radiator.

Bedroom 3 (rear) 7'6" x 6'7"



UPVC double glazed window to rear and radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with overhead shower - white suite with wall tiles, vinyl flooring, UPVC double glazed window and heated towel rail.

Outside



College set drive to the front. West facing gardens to the rear with artificial lawns, well established borders and mature shrubs trees, timber shed and patio to the rear. Gates to the side passage perfect for wheelie bins storage etc.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size

verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

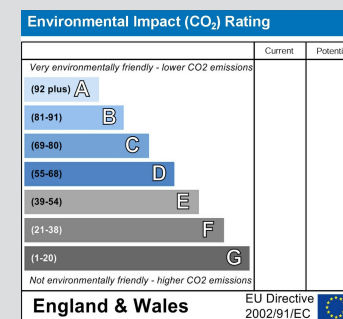
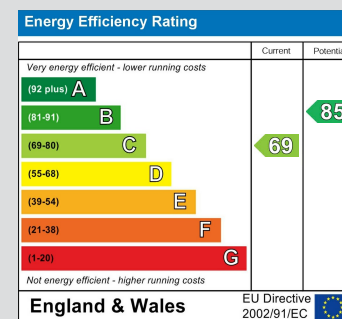
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(33.11 sq.m)



First Floor
Approximate Floor Area
(31.83 sq.m)

