









A well presented and tastefully appointed semi-detached house, enjoying an open aspect to the rear within this ever popular area of Seaburn. Internally the attractive accommodation includes a lounge with a bay window, opening through to the dining room, and a modern kitchen. On the first floor there are two well-proportioned double bedrooms and a contemporary bathroom/wc. Externally there is a driveway to the front providing off street parking along with a lawned garden area, side gate and a wonderful garden to the rear. This ideal location is within easy reach of the Sea Front and within close proximity of an extensive range of amenities including good schools, Seaburn Metro Station and the shopping facilities on Sea Road. Viewing essential to fully appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door to

Lounge 13'2" x 12'4" into alcove



With a double glazed bay window to the front, radiator, storage cupboard, an electric fire and opens through into the dining area.

Dining Room 8'1" x 8'4"



Double glazed French patio doors to the rear, there is a radiator and the room opens through to the kitchen.

Kitchen 7'1" x 6'8"



Kitchen with wall and base units with wood effect work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit with mixer tap, integrated appliances include an electric oven and hob with overhead extractor fan, space has been provided for the inclusion of a washing machine, there are part tiled walls and a double glazed window to the rear.

First Floor Landing

Double glazed window to the side and doors to the two bedrooms and bathroom, there is a storage cupboard.

Bedroom 1 12'7" x 10'3" min



Double glazed bay window to the front together with another double glazed window to the front, there is a radiator and a storage cupboard.

Bedroom 2 8'11" x 10'5"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, hand wash basin, bath with overhead shower, part tiled walls and floor, there is a chrome ladder style heated towel rail and a double glazed window to the rear.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a garden lawned area and a driveway providing off street parking, low maintenance garden to the rear with a shed and gates to the front.

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

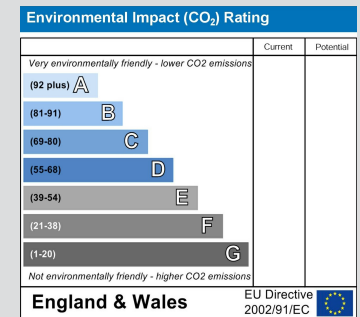
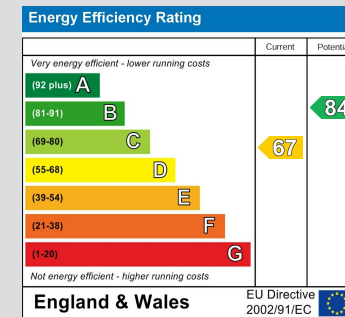
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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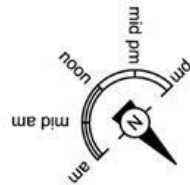
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Ground Floor
Approximate Floor Area
(31.27 sq.m)



First Floor
Approximate Floor Area
(31.34 sq.m)



35 Deepdene Road