









An outstanding extended three bedroom Pre-War semi detached home, being the subject of considerable capital expenditure and offering a wonderful living space perfect for families and with generous rear gardens.

Decorated to a good standard throughout, the property has an impressive open plan living room, kitchen and dining room with vaulted ceiling and a glazed rear elevation featuring bi-folding doors out into the garden which compliments the rest of the property featuring reception hall, ground floor shower room, lounge, snug, three first floor bedrooms and a bathroom whilst additional qualities of note boast a double drive to the front, garage to the side and a lovely patio seating area overlooking the lawned rear gardens.

Benefiting from gas central heating and UPVC double glazing, the property is within walking distance of Sea Road shopping centre, the sea front and Seaburn Metro station and is also close to major routes serving the Sunderland City Centre, South Shields and the wider North East region. A stunning home boasting many superb features, considerable interest is anticipated therefore early internal inspection is considered essential to avoid disappointment. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed composite door to

Entrance Porch

LVT flooring, composite door with double glazed side panels leading to the reception hall.

Reception Hall

With single radiator, turned spindle balustrade staircase, under stairs storage cupboard, door to the garage.

Shower Room



Low level WC, corner shower cubicle and quadrant shower with decorative tiling to walls and floor- attractive white suite, wall mounted extractor unit, heated towel rail.

Lounge 11'9" x 12'11" into bay



With UPVC double glazed window to the front elevation, single radiator, living flame gas fire with marble surround insert and hearth.

Open Plan Living Room And Kitchen 24'11" x 20'11" max dimensions



This is a wonderful space perfect for families and entertaining and offers an open plan arrangement with the living room, dining room and kitchen, with vaulted ceiling and glazed rear elevation with bi folding doors out into the landscaped gardens, The living room area features a Velux window, LED downlights, feature brick wall, 3 double radiators and LVT flooring which has an open plan arrangement with the dining room with bi folding doors, the kitchen features a good selection of base and eye level units, with an impressive island, quartz working surfaces

and upstands, 1 1/2 bowl sink unit with pedestal mixer tap, five burner gas hob, integrated microwave oven and fan assisted electric oven, fridge freezer, dish washer.

Breakfasting Area/ Study Area



Double radiator, LVT flooring, door to the utility.

Utility

With plumbing for automatic washing machine, working surfaces and wall cupboards, LVT flooring.

First Floor Landing

UPVC double glazed window to the side elevation, access point to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 10'5" x 13'6" into bay



UPVC double glazed window to front elevation, single radiator.

Bedroom 2 (rear) 9'7" x 9'9"



UPVC double glazed windows to rear elevation, single radiator.

Bedroom 3 (front) 8'9" x 6'7"



UPVC double glazed window to front elevation, single radiator, bulk head.

Bathroom



Low level WC, pedestal wash basin, free standing double ended bath, corner shower cubicle- attractive white suite with decorative wall tiles and floor tiles, UPVC double glazed windows, wall mounted extractor unit.

Outside



There is a block paved drive to the front with off street parking for two cars leading to an attached brick garage with remote control electric roller shutter door, there is a substantial lawned gardens to the rear accessed directly from the living room via bi folding doors with large patio seating area.

Council Tax Band

The Council Tax Band is Band C.

Garage 9'4" x 13'10"

Wall mounted gas combination boiler serving hot water and radiators.

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.

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MAIN ROOMS AND DIMENSIONS

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Important Notice Part 2

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Sea Road Viewings

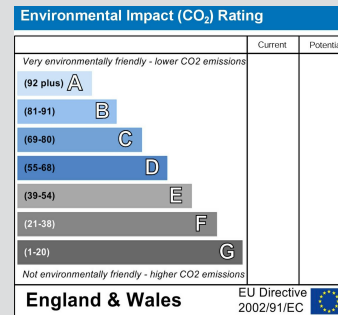
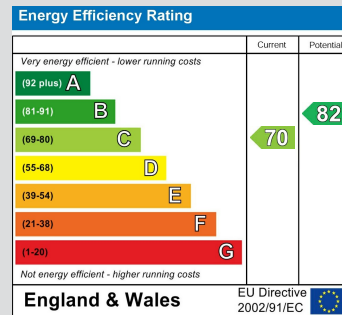
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

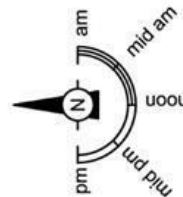


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Ground Floor
Approximate Floor Area
(67.61 sq.m)



First Floor
Approximate Floor Area
(37.06 sq.m)

30 Kirkstone Avenue