









A beautifully presented bay windowed two bed Edwardian terraced home finished to a good standard throughout and boasting a west facing courtyard to the rear, this fantastic home offers a comfortable living space ideal for first time buyers and those looking to downsize.

Comprising entrance vestibule, reception hall, lounge with open fire, dining room, fitted kitchen with integrated appliances, two double size first floor bedrooms and a family bathroom, whilst features of note include gas central heating, UPVC double glazing, plantation shutters to some windows and some oak flooring to the ground floor.

Perfectly placed for Sea Road shopping centre, Seaburn Metro station and the Sea Front with its award winning Blue Flag beaches, this delightful coastal home should prove to be very popular upon inspection and immediate viewing is considered essential as considered interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door to

## Entrance Vestibule

Wooden inner door to

## Reception Hall



Featuring solid oak flooring, an architrave archway, a double radiator, doors to the lounge, dining room and stairs to the first floor.

## Lounge 12'2" x 10'9" maximum



Double glazed bay window with plantation shutters to the front elevation, a double radiator, open fire with feature surround and alcove walls.

## Dining Room 13'2" x 11'6" max



Featuring a double glazed window to the rear elevation, wooden floorboards, a double radiator and door to the Kitchen.

## Kitchen 10'4" x 7'9"



Featuring a range of wall and base units with countertops over incorporating a 1 1/2 bowl Lamona sink and drainer unit with mixer tap. Integrated appliances include a fridge, dishwasher and oven with electric induction hobs and an overhead extractor fan. Part tile walls, a radiator, double glazed window and UPVC door to the rear.

## First Floor Landing

Landing with doors to the two bedrooms and bathroom.

## Bedroom 1 (front) 14'9" x 12'2"



Featuring a double glazed bay window with plantation shutters to the front elevation with fitted blinds and a double radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (rear) 13'6" x 7'7"



Featuring a double glazed window to the rear, double radiator and storage cupboard housing newly fitted boiler.

## Bathroom



Low level WC, washbasin, free standing double bath and

walk in waterfall shower, chrome heated towel rail and double glazed frosted window to rear.

## Outside



Rear garden benefitting from Limestone flagging, a brick shed and an electric roller shutter controlled with fob that provides off street parking.

## 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 Fst

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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