









A rare opportunity to purchase a four bedroom semi detached home with generous west facing rear gardens on this highly sought after street set just a stones throw from superb coastal amenities including good schools.

Available with no upward chain, the property offers a comfortable living space ideal for families with accommodation including entrance porch, reception hall, dining room, generous lounge and kitchen with separate utility and shower room whilst at first floor level there are four bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property boasts a ground floor extension and externally features a drive to the front with off street parking for two cars, a garage to the side and beautiful mature gardens to the rear with manicured lawns and established borders.

Walking distance from the sea front and award winning Blue Flag beaches, the property is also within close proximity of Seaburn Metro station and ideal for those wishing to commute into the City Centre and into Newcastle Upon Tyne. Internal inspection unreservedly recommended

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Reception Hall

Single radiator and turned spindle balustrade staircase with understairs storage cupboard.

Lounge 13'1" x 11'6"



Maximum dimensions into bay with UPVC double glazed windows to front, single radiator, and wall mounted electric fire.

Living Room 10'11" x 16'2"



Electric fire, fitted shelving, aluminium double glazed sliding patio doors to rear leading out into substantial gardens, and double radiator.

Kitchen 6'10" x 13'3"



A selection of base and eye level units with stone effect working surfaces, single drainer stainless steel sink unit with mixer tap, space for gas cooker, tiled splashbacks, UPVC double glazed window to rear, understairs storage cupboard with fitted shelving and single radiator, single radiator and breakfasting area.

Utility 15'7" x 4'3"



UPVC double glazed window to side, space and plumbing for automatic washing machine, space for fridge and freezer.

Ground Floor Shower Room



Low level WC, corner washbasin and corner shower cubicle - coloured suite with wall and floor tiles, UPVC double glazed window to side and single radiator.

First Floor Landing

With access point to floored loft via sliding aluminium ladder.

Bedroom 1 (front) 13'8" x 10'3"



Maximum dimensions into fitted wardrobes with overhead cupboards and drawers, UPVC double glazed bay window to front, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 12'9" x 9'4"



Fitted wardrobes with overhead cupboards, UPVC double glazed bay window to rear overlooking gardens, single radiator.

Bedroom 3 14'10" x 7'3"



UPVC double glazed window to front, single radiator.

Bedroom 4 6'11" x 6'9"



UPVC double glazed window to front, single radiator.

Bathroom



Pedestal washbasin and panel bath with overhead shower - coloured suite with wall, ceiling and floor tiles, cupboard

discreetly concealing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to rear, heated towel rail, mirror fronted medicine cabinet.

Separate WC



Tiling to walls, ceiling and floor, UPVC double glazed window.

Outside



Block paved gardens to the front with a drive providing off street parking for two cars leading to garage with remote control electric roller shutter door, interconnecting door to utility. Generous west facing gardens to the rear with manicured lawns, various patio seating areas, established borders and timber shed.

Council Tax Band

The Council Tax Band is Band C.

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MAIN ROOMS AND DIMENSIONS

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

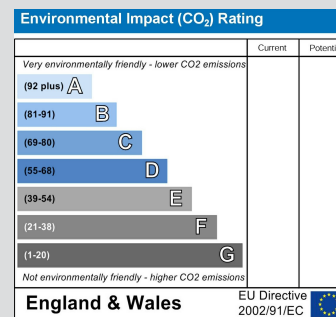
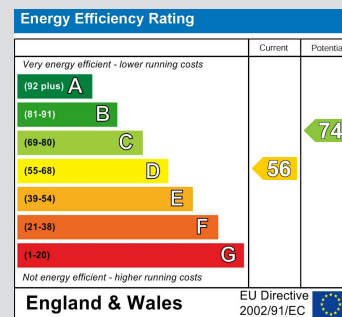
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

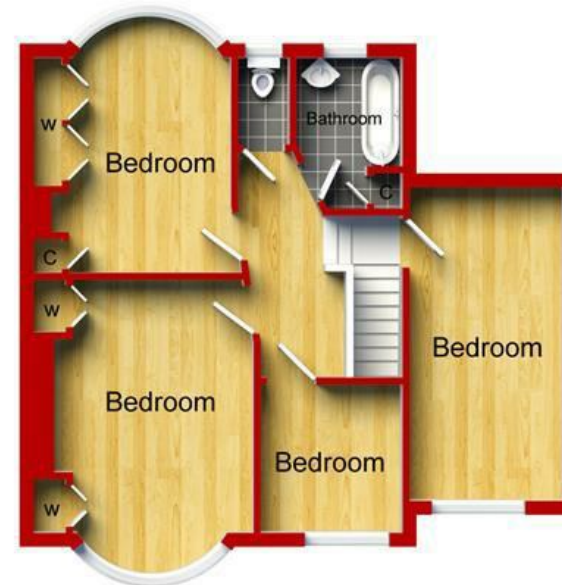


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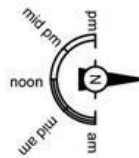
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Ground Floor
Approximate Floor Area
(57.49 sq.m)



First Floor
Approximate Floor Area
(47.65 sq.m)



25 Dene Lane