

This extended three bedroom semi detached home with a peaceful outlook to the rear, recently rendered and offers tastefully decorated and well appointed accommodation arranged over two floors and is available with no upward chain.

Internally, the property comprises entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, three bedrooms and bathroom all benefiting from UPVC double glazing, CCTV system and gas central heating. Externally there are gardens to the rear with parking at the front of the property for up to three cars.

The property is situated on the ever popular Deepdene Road in the sought after suburb of Seaburn and is ideally situated for all amenities, close to good schools and boasts excellent transport links to Sunderland City Centre and wider road networks. Just a stones throw from award winning Blue Flag beaches, this property is not to be missed!

MAIN ROOMS AND DIMENSIONS

Entrance Porch

Double glazed entrance door, laminate flooring and timber glazed door leading to entrance hall.

Entrance Hall

With stairs to first floor, radiator and wooden flooring.

Lounge 21'4" x 9'10"



UPVC double glazed window to the front, UPVC double glazed french doors leading to outside, radiator and feature fireplace.

Dining Room 13'8" x 10'5"



Wooden flooring, radiator, archway leading to

Kitchen 27'5" x 5'8"



Fitted with a range of wall and base units, worktops, inset

sink, extractor fan, UPVC double glazed bow window to the front, UPVC double glazed window to the rear and radiator.

Conservatory 7'6" x 7'1"



UPVC double glazed French doors leading to outside and wooden flooring.

First Floor Landing

Loft access.

Bedroom 1 14'9" x 9'8"



UPVC double glazed window to the front and rear and radiator.

Bedroom 2 16'6" x 5'8"



UPVC double glazed window to the front and rear and radiator.

Bedroom 3 10'9" x 7'4"



UPVC double glazed window to the front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



WC, washbasin and corner bath, tiled walls and floor, UPVC double glazed window to the rear, radiator, extractor fan and tiled floor.

Outside



To the front of the property there is a driveway which has all been block paved providing off street parking for multiple vehicles. To the rear of the property there is a good sized enclosed low maintenance garden.

Council Tax Band

The Council Tax Band is Band B.

Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1935 and the Ground Rent is

£0.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Important Notice

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

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 £210.00 by Movewithus 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

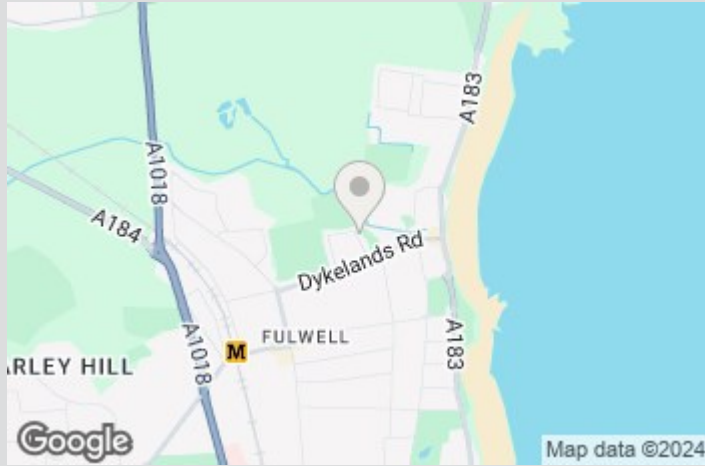
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		51	71
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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MAIN ROOMS AND DIMENSIONS



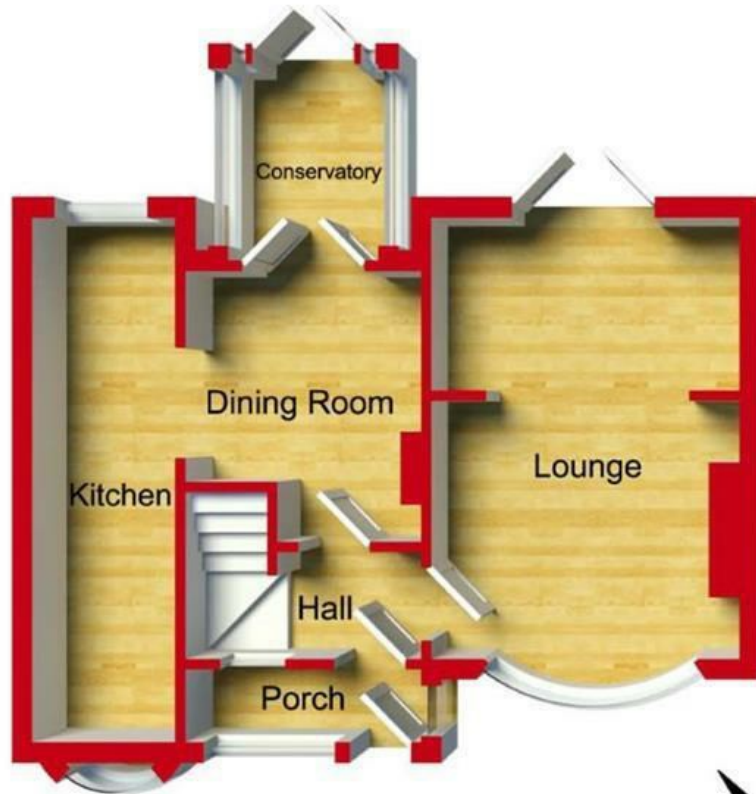
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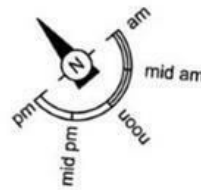
Residential Sales & Lettings



Ground Floor
Approximate Floor Area
(57.85 sq.m)



First Floor
Approximate Floor Area
(41.43 sq.m)



93 Deepdene Road