









A surprisingly spacious three/ four bedroom two bathroom and three reception room semi detached home with the added bonus of two loft spaces suitable for a variety of purposes, this delightful home offers tastefully appointed accommodation throughout and is ideal for those families searching for a coastal home next to good schools.

Comprising entrance porch, hall, lounge with wood burning stove, open plan breakfasting kitchen, dining room, utility, three first floor bedrooms and an en-suite to the principal bedroom, whilst externally there are landscaped gardens to the front and rear resulting in a beautiful home which is ready to move into. Located just off Sea Road within walking distance of a superb range of amenities including well established schools, shopping facilities, Seaburn metro station and also within close proximity to the sea front. This wonderful home is sure to impress all who view and immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite door with UPVC double glazed windows to the side leading to porch.

Entrance Porch

Decorative tiled floor.

Bathroom



Low level WC, washbasin vanity unit with cupboards under, free standing claw foot rolled edge bath with shower mixer tap - white suite with part tiled walls, decorative tiled floor, UPVC double glazed window to front, ceiling mounted extractor unit.

Reception Hall



Single radiator.

Family Room 10'10" x 8'7"



UPVC double glazed French doors leading out into rear gardens.

Lounge 14'6" x 15'5"



Cast iron wood burning stove set within larger Inglenook with attractive timber surround and Herringbone pattern brick hearth, UPVC double glazed window to front, radiator with radiator cover, fitted cupboards to alcoves with shelving, large understairs storage cupboard housing wall mounted gas combination boiler serving hot water and radiator.

Breakfasting Kitchen 19'5" x 8'11"



A good selection of base and eye level units with wood coloured working surfaces and upstands incorporating a single drainer single bowl sink unit with pedestal mixer tap, integrated range cooker with overhead extractor hood, tiled splashbacks, space for fridge freezer, UPVC double glazed windows to rear, UPVC double glazed French doors leading out into wonderful raised timber decked seating area with Pergola, wood effect laminate flooring, single radiator, space and plumbing for dishwasher.

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MAIN ROOMS AND DIMENSIONS

Dining Room 10'11" x 8'6"



Vaulted ceiling with Velux window, UPVC double glazed French doors leading out into rear gardens, wood effect laminate flooring, panelled walls.

Utility

Plumbing for washer, space for stackable tumble dryer, laminate flooring, part tiled walls, UPVC double glazed door leading out into rear gardens.

Half Landing

UPVC double glazed window to side.

First Floor Landing

Bedroom 1 (front) 10'9" x 12'10"



Into alcoves and into front of built in wardrobes, part panelled walls, single radiator, UPVC double glazed window to front.

En-Suite



Low level WC, washbasin vanity unit with cupboards under, walk in shower enclosure - white suite with part tiled walls, tiled floor.

Bedroom 2 (rear) 8'10" x 10'7"



UPVC double glazed window to rear, single radiator with radiator cover.

Bedroom 3 (rear) 8'1" x 8'1"



UPVC double glazed window to rear, double radiator.

Second Floor

Via turned staircase.

Landing

Velux window and eaves storage cupboards.

Loft Space 17'0" x 17'1"



Ample storage space, eaves storage cupboards, Velux windows to front and rear elevations with the rear taking in distant sea views.

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MAIN ROOMS AND DIMENSIONS

Loft Space 2 9'3" x 9'3"



Additional eaves storage cupboards, Velux window with distant view across Fulwell skyline towards Fulwell Mill.

Outside



Attractive town garden to the front with artificial lawn and mature high level hedging, hard standage area, passage to side, enclosed gardens to the rear with a lovely seating area accessed directly from the kitchen leading onto artificial lawns and featuring two timber storage sheds.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

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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

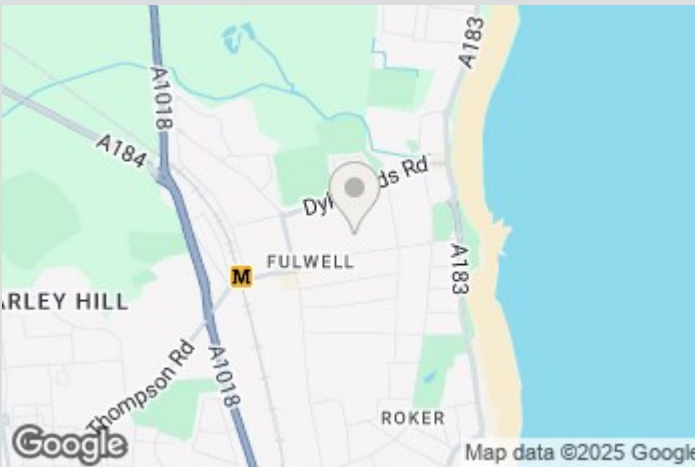
Opening Times

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



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