









An impressive semi-detached house, occupying an attractive cul-de-sac position within the ever popular Seaburn Dene estate. Internally the immaculately presented ground floor accommodation includes an entrance lobby with staircase to the first floor, lounge with bay window opening through to a superb open plan kitchen/diner with double doors through to a sun room. To the first floor there are two bedrooms and a contemporary bathroom. Benefiting from gas central heating to radiators, UPVC double glazing, low maintenance gardens, driveway and a single garage. Enjoying a convenient position, ideally placed for local schools, Sea Road shopping facilities and access to the sea front, as well as excellent transport connections including Seaburn Metro station. Viewing highly recommended, to appreciate this wonderful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Entrance Hall

Staircase to first floor and radiator. Door to lounge.

Lounge 13'0" x 12'7"



Double glazed bay window to front, multi fuel burning stove and radiator. Double doors into kitchen/dining area.

Open Plan Kitchen/Dining Area 9'1" x 6'11" plus 15'7" x 7'1"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include oven, electric hob and cooker hood, microwave and fridge freezer. Space for a washing machine. Pantry cupboard and radiator. Double glazed window and UPVC door to rear. Double doors into sunroom.

Sun Room 6'9" x 6'5"



UPVC double glazed door to rear.

First Floor Landing

Double glazed window and access hatch to loft.

Bedroom 1 15'8" x 10'2" maximum



Double glazed bay window to front and a further double glazed window to front, radiator and built in wardrobes, overhead cupboards and drawers.

Bedroom 2 10'5" x 7'4"



Double glazed window to rear, radiator and built in wardrobes.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and chrome heated towel rail.

Outside



Block paved area to the front with driveway providing off street parking, side gate providing access to the low maintenance block paved garden and timber decked seating area.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Garage 16'4" x 9'10"



Shelving and lighting.

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

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. 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 £300.00 by Movewithus Ltd.

Sea Road Viewings

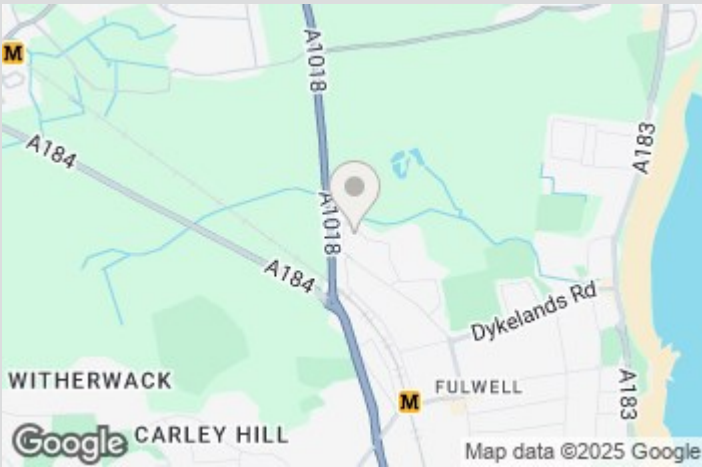
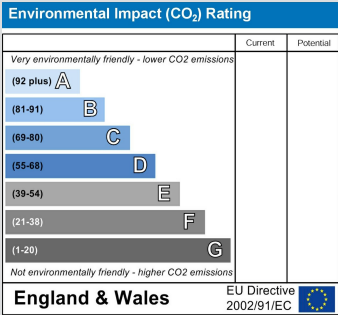
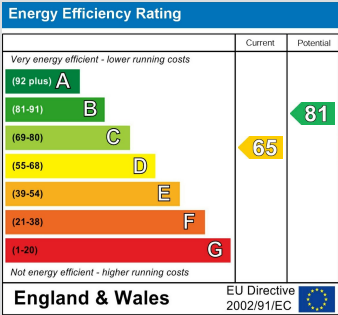
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

