









Enjoying an enviable situation within the close proximity to a superb range of urban amenities and particularly convenient for Sea Road shopping centre and Seaburn Metro station, this popular double fronted bay window pre-war semi detached bungalow offers a comfortable flexible living space finished to a good standard throughout.

Accommodation comprises reception hall, lounge, open plan dining kitchen, two bedrooms and a shower room, the property externally has a large drive to the front with off street parking for three cars, carport to the side and sun drench low maintenance rear gardens to the rear.

Features of note include gas central heating, UPVC double glazing and a very useful basement perfect for storage and the property is within easy walking distance of the sea front with its award winning Blue Flag beaches and is also perfectly placed for the bus network and major road serving the City centre and wider North East conurbation. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into the reception hall.

Reception Hall



Radiator.

Lounge 15'6" x 13'5" into bay



Double glazed bay window to the front, radiator and feature fireplace.

Dining Kitchen 17'3" x 13'5"



Range of wall and base units with wood effect counter tops

over incorporating single bowl stainless steel sink and drainer unit with mixed tap. Integrated appliances include oven, electric hob and extractor hood. Space provided for fridge freezer and washing machine. 2x double glazed windows to the rear and side elevations. Composite door to rear and radiator.

Bedroom 1 12'10" x 12'2"



Double glazed bay window to the front, radiator, built in mirror fronted sliding door wardrobes and two storage cupboards.

Bedroom 2 10'7" x 9'11"



Double glazed window to the rear, radiator, built in mirror fronted sliding door wardrobes and built in storage.

Shower Room



Low level WC, washbasin vanity unit and walk in waterfall shower, chrome heated towel rail and double glazed window.

Outside



Driveway to the front providing off street parking, generous rear garden with block paved areas.

Tenure

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

Council TaxBand

The Council Tax is Band C.

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.

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MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

Viewings

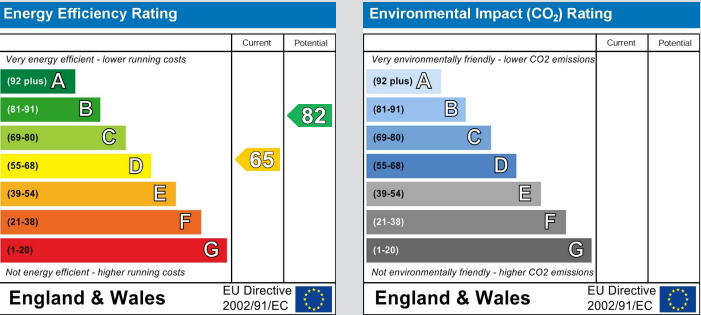
To arrange an appointment to view this property contact our Sea Road branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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Approximate Floor Area
(81.81 sq.m)

15 Charlton Road