



An extended and beautifully presented semi-detached home, occupying a superb cul-de-sac position within the highly sought after Seaburn Dene Estate. Internally the immaculate accommodation includes an entrance porch, lobby with staircase to the first floor, attractive lounge with bay window and feature fireplace, opening through to a dining room with patio doors to the rear garden. There is a fabulous L-shaped kitchen / diner, fitted with an excellent range of stylish units, a breakfast bar and a selection of integrated appliances. From the kitchen there is an access to a useful laundry room. On the first floor there is an impressive master bedroom with en-suite shower room, two further generous bedrooms and a luxury, contemporary family bathroom/wc. The property benefits from gas central heating, UPVC double glazing, drive to the front and a wonderful, landscaped garden to the rear. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. Viewing highly recommended to appreciate the quality of accommodation this outstanding home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Inner UPVC door to hall.

Reception Hall

Radiator, stairs to first floor and door to lounge.

Lounge



Double glazed bay window to front and radiator. Open plan into dining room.

Dining Room



UPVC double glazed door to rear and radiator. Door to kitchen.

Breakfasting Kitchen



Range of modern wall and base units with wood effect countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood, dishwasher and fridge freezer. Double glazed window and UPVC double glazed door to rear. Radiator and 2x storage cupboards. Door to laundry.

Laundry



Countertop with space under for washing machine and tumble dryer. Double glazed window to front and radiator.

First Floor Landing

Access point to loft.

Bedroom 1



Double glazed bay window to front, double radiator and door to en suite.

En-Suite Shower Room



Walk in waterfall shower, chrome heated towel rail and double glazed window.

Bedroom 2



Double glazed windows to front and rear elevations and radiator.

Bedroom 3



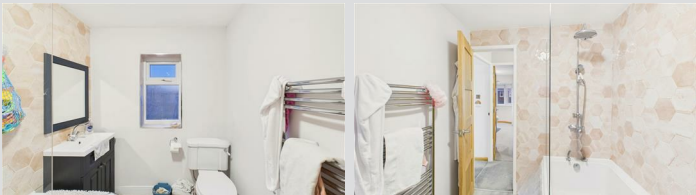
Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Block paved driveway to the front providing off street parking and access to garage. Attractive good size garden to the rear with decked seating area and patio with artificial lawn.

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 - Particulars

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

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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.

Sea Road Viewings

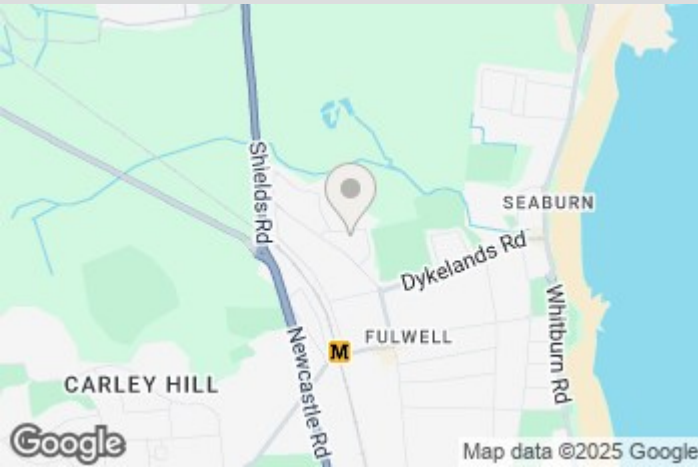
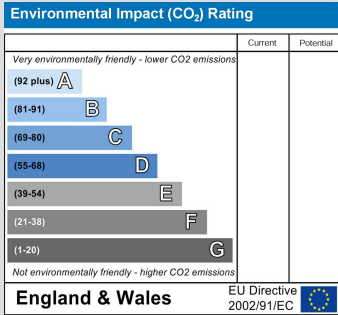
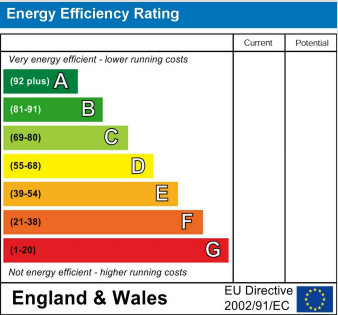
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

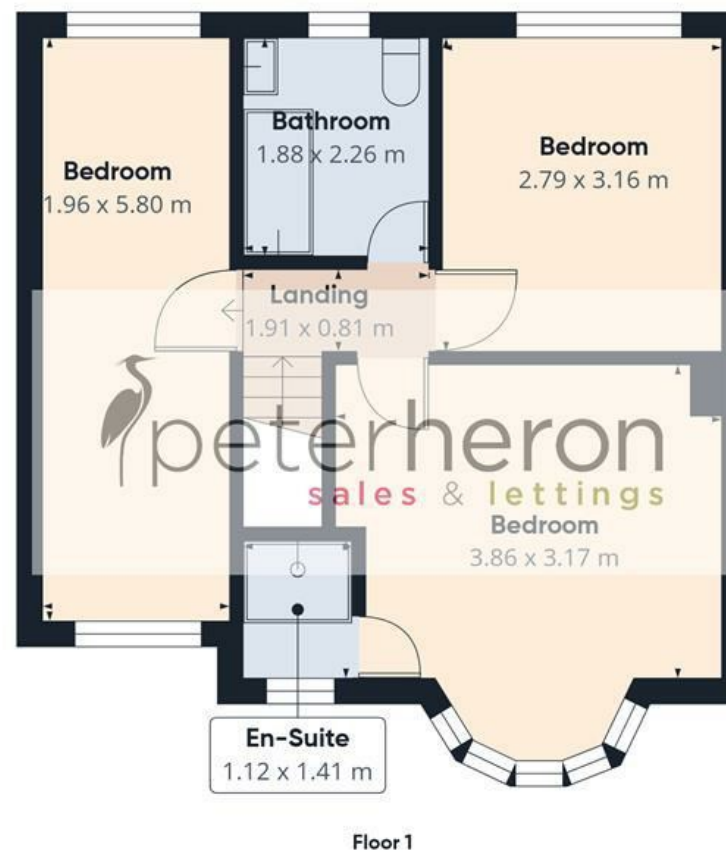
Ombudsman

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



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Approximate total area⁽¹⁾
92.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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