Dunmore Avenue, Seaburn, Sunderland

£379,950

peterhe
sales &

peterhe
sales &

Enjoying a popular spot on Dunmore Avenue in the highly regarded suburb of Seaburn, this surprisingly spacious 5 bedroom semi-detached family home presents an exceptional opportunity for those seeking spacious and versatile living within close proximity to good schools. With five generously sized bedrooms and two well-appointed bathrooms, this property is perfect for families of all sizes.

Set on a desirable corner plot, the property boasts beautifully maintained gardens to the front, side, and rear, creating a lovely outdoor space for relaxation and play. The presence of two driveways ensures ample off-street parking, a rare find in Seaburn!

Inside, the home is equipped with double glazing and a modern combi gas central heating system, ensuring comfort throughout the seasons. The recently refitted kitchen is a highlight, offering a stylish and functional space for culinary enthusiasts. The master bedroom features an en suite, providing a private retreat, while the lounge, complete with a log burner, promises warmth and cosiness during the winter months.

Situated in a highly sought-after coastal setting, this property is just a short stroll from the award-winning coastline, where you can enjoy the vibrant bars and restaurants that line the shore. The location is also well-served by reputable schools, local shops, and excellent transport links, including bus services to Sunderland City Centre and Seaburn Metro station, making it easy to explore the wider region.

This home is a perfect blend of comfort, convenience, and potential, making it an ideal choice for families and individuals alike!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Vestibule
Inner UPVC door to hall.

Reception Hall

Radiator and stairs to first floor with storage under.

Lounge 19'9" x 10'11"

Double glazed bay window to front, 2x radiators and wood burning stove. Open plan into dining area and kitchen.

Dining Area 9'7" x 8'7"

6 seater built in breakfast bar, wine fridge and pantry cupboard. Opening into kitchen.

Kitchen 18'7" x 7'8" plus 10'7" x 8'5"

Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated double oven and electric hob.2x Velux windows, double glazed window and UPVC French doors to rear.

Utility 7'3" x 5'7"

Wall and base units with countertops over incorporating single bowl sink and drainer. Integrated dishwasher. Space for American style fridge freezer, washing machine and tumble dryer. Composite door to rear. Door to Shower room

Shower Room

Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail. Door to bedroom 5.

Bedroom 4 13'6" x 10'2"

Double glazed bay window to front, column radiator, base units with countertops over incorporating single bowl sink and drainer unit with mixer tap. Door to bedroom 5.

Bedroom 5 13'1" x 9'10"

2x double glazed windows to rear and built in wardrobes.

First Floor Landing

Access point to loft.

Bedroom 1 14'6" x 8'10"

Double glazed bay window to front, double glazed window to rear and radiator. Door to en-suite.

MAIN ROOMS AND DIMENSIONS

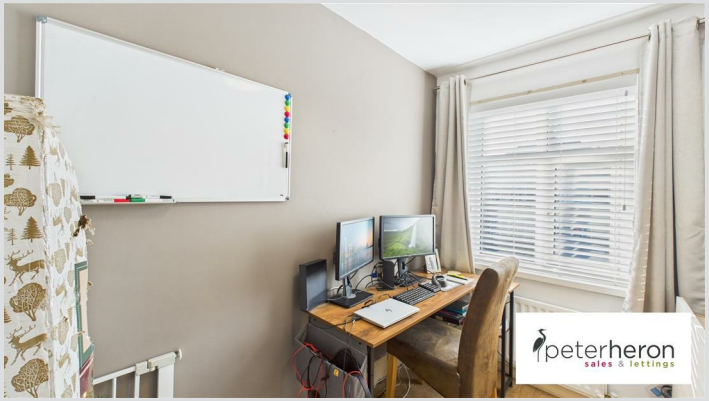
En-Suite Shower Room

Low level WC, washbasin set into vanity unit and walk in shower cubicle.

Bedroom 2 12'6" x 10'8"

Double glazed bay window to front and radiator.

Bedroom 3 10'2" x 6'4"



Double glazed window to rear and radiator.

Study 9'4" x 5'4"
Double glazed window to front, radiator and storage cupboard.

Family Bathroom

Low level WC, washbasin set into vanity unit, bidet and bath with shower over, double glazed window.

Outside

Driveway to the front providing off street parking for numerous cars. Spacious rear garden with lawned area, artificial lawn and decked seating area.

Council Tax Band
The Council Tax Band is Band C.

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

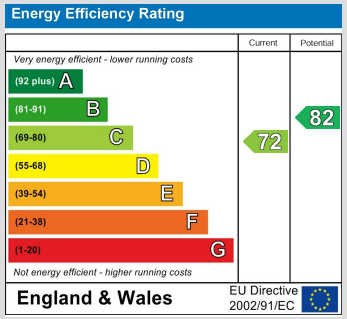
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your 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

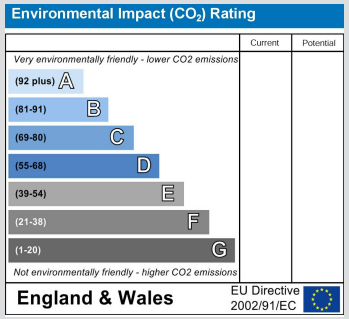
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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





Floor 0

Floor 1

Approximate total area(1)

133.6 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.

GIRAFFE360