









Occupying an extremely sought after position on this wonderful avenue located within close proximity to Sea Road shopping centre and Seaburn Metro station, we introduce to you a beautiful 1930's bay windowed semi with west facing rear gardens. The property with a side extension at ground floor level comprises lounge, living room, kitchen, two first floor bedrooms and a bathroom and features of note include gas central heating and UPVC double glazing. Lawned gardens to the front are accompanied by well stocked mature borders a drive and the lawned gardens to the rear benefit from a large patio seating area and impressive garden shed. The property has tasteful decor throughout and has a lovely "ready to move into" feel and is walking distance from all urban amenities and Sunderland's magnificent coastline with its Blue Flag beaches. Available with no upward chain, viewing is highly recommended to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Staircase to the first floor with storage cupboard under and radiator.

### Lounge 11'11" x 11'6"



Double glazed bay window to the front, radiator and feature gas fire with marble insert and hearth.

### Living Room 14'6" x 9'10"



Double glazed bay window to the rear, radiator, 2x storage cupboard and feature electric fireplace.

### Kitchen 8'4" x 14'4"



Fitted with wall and base units with work surface over incorporating a 1/2 bowl sink and drainer unit with mixer tap. Integrated oven and electric hob. Space for washing machine and fridge freezer. Double glazed window to the rear, double glazed door to the rear and a double glazed door to the front.

### First Floor Landing

Storage cupboard concealing wall mounted boiler.

### Bedroom 1 14'4" x 9'5"



Double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2 12'3" x 10'2"



Double glazed window to the rear, radiator and fitted wardrobes.

### Bathroom



Low level WC with concealed cistern, washbasin with mixer tap and cupboards under, bath with overhead shower and shower screen, 2x double glazed frosted windows, ladder style heated towel rail and access point to loft.

### Outside



Lawned gardens to the front are accompanied by well stocked mature borders a drive and the lawned gardens to the rear benefit from a large patio seating area and impressive garden shed.

### Council Tax Band

The Council Tax Band is Band C.

### Tenure Freehold

We are advised by the Vendors that the property is

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# MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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

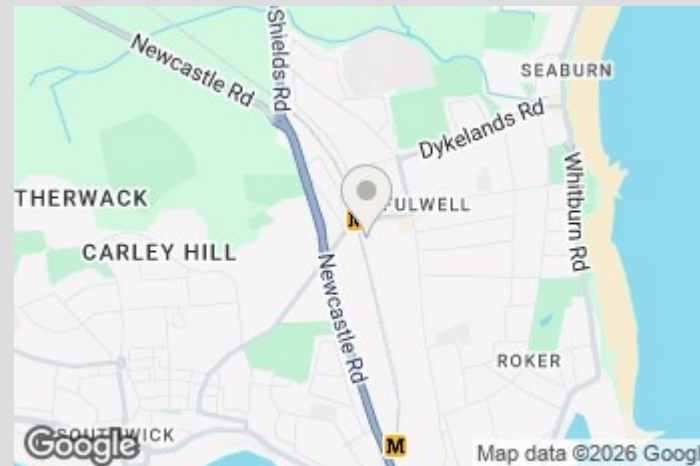
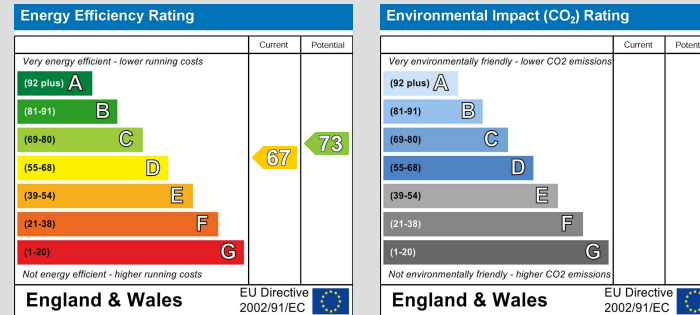
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

80 m<sup>2</sup>  
860 ft<sup>2</sup>

(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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