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Bampton Avenue, Seaburn Dene, Sunderland

£249,950







This popular style four bedroom and two reception room semi detached home sitting within this quiet avenue in the heart of Seaburn Dene and walking distance from all local amenities, offers well proportioned living accommodation perfect for families. Comprising reception hall, lounge and open plan dining room, extended kitchen, four first floor bedrooms and a bathroom, the property externally has gardens to the front with a drive, garage to the side together with sun drenched gardens to the rear. Perfectly placed for Seaburn Metro station, good schools and Sunderland's magnificent coastline with its award winning Blue Flag beaches, this delightful home would benefit from some cosmetic enhancement but is priced accordingly and boasts huge potential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Reception Hall



Stairs to first floor and radiator.

Lounge 11'10" x 8'3"



Double glazed bay window to front, radiator and feature fireplace. Opening through to dining room.

Dining Room 10'0" x 8'11"



Double glazed bay window to rear and radiator.

Kitchen 15'10" x 9'10"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for cooker, fridge freezer and washing machine. Storage cupboard, radiator and serving hatch to dining room. Double glazed window and UPVC door to rear. Door to garage.

First Floor Landing



Access point to loft.

Bedroom 1 10'5" x 6'8" plus 9'2" x 5'11"



2x double glazed windows to front, 2x radiators and storage cupboard.

Bedroom 2 14'5" x 8'1"



Double glazed bay window to front, radiator and built in wardrobes.

Bedroom 3 10'2" x 10'1"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 11'1" x 6'10"



Double glazed window to rear and radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, heated towel rail and double glazed window.

Outside



Generous rear garden with block paved and lawned areas. Block paved driveway to front.

Council Tax Band

The Council Tax Band is Band C.

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

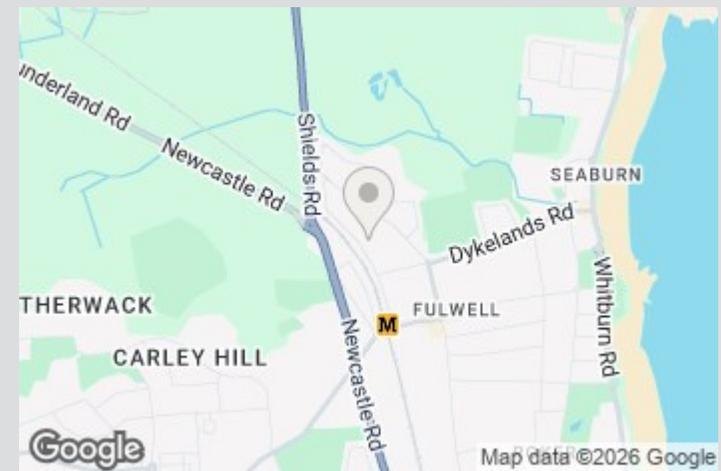
Opening Times

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

Ombudsman

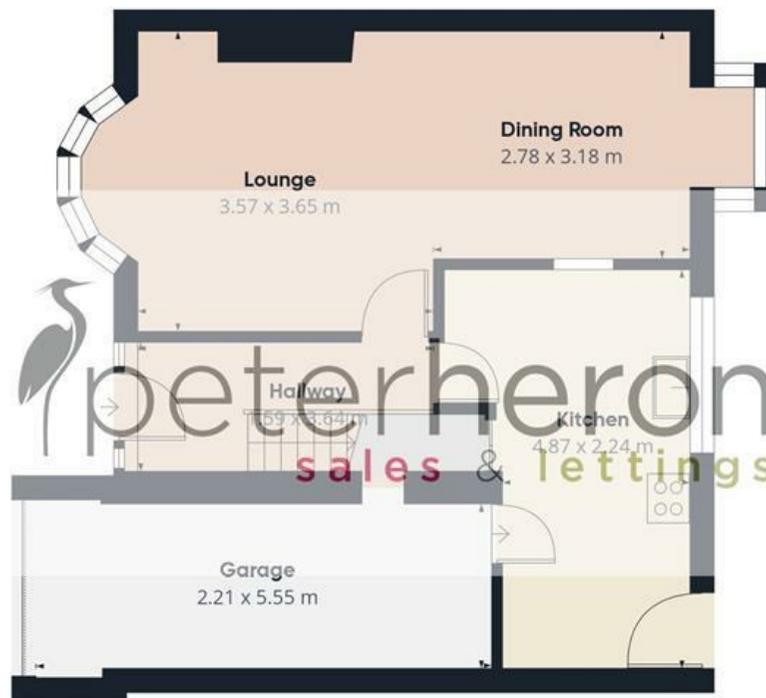
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<p><i>Vary energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
		66	73
<p><i>Vary environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



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Floor 0

Approximate total area⁽¹⁾

103.4 m²



Floor 1

(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.