



 peterheron
sales & lettings

 peterh
sales

Shipley Avenue, Seaburn, Sunderland

£625,000







A substantial three/four bedroom detached house with an impressive, stylish interior, providing deceptively spacious accommodation within this highly desirable location. The property provides a stunning, ready to move into interior and offers great versatility and flexibility of spaces. Accessed via an entrance porch, connecting through to a reception hall with a beautiful tiled floor, staircase to the first floor and a cloakroom/wc. There is a delightful lounge to the front and a fabulous dining kitchen to the rear with bi-fold doors to the rear and vaulted ceiling with Velux windows. The beautifully crafted kitchen is fitted with an excellent range of high quality units, luxury worksurfaces, an island with a breakfast bar and a selection of integrated appliances. The dining kitchen opens through to a superb living area, enjoying a dual aspect with bi-fold doors to the patio area and a media wall incorporating an inset contemporary fire. To the first floor there are currently three bedrooms however there are two connecting rooms that could easily be partitioned to create a fourth bedroom. The principle bedroom is a generous room with a bedroom, dressing area and an impressive en-suite shower room/wc. Completing the first floor is an attractive family bathroom incorporating a walk in shower. Externally there is a garden to the front benefitting from 2 driveways with parking for 4 cars plus internal garage parking. To the rear there is an outstanding landscaped garden with a lawn, delightful paved patio and a bespoke covered outdoor entertaining area with an open fire and bar area. There is an outbuilding currently utilised as a gym that would be suitable for a variety of uses. This convenient and desirable location is ideally positioned for the coastline and fabulous beaches, close to local amenities, shops and schools as well as offering easy access to transport

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch



Double glazed windows to front and inner door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 10'6" x 18'1"



Double glazed bay window to front and double radiator.

Living/Family Area 17'7" x 23'0"



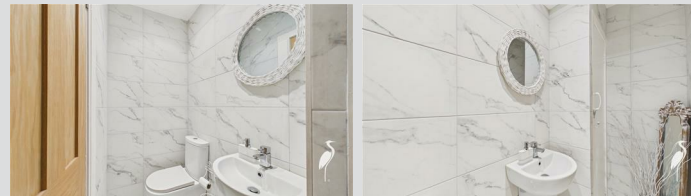
Double glazed window to front, double glazed Bi-folding doors to rear, feature media wall with built in electric fire and three radiators. Door to kitchen.

Breakfasting Kitchen 17'10" x 17'9"



Range of wall and base units with Quartz work surfaces over and an integrated back splash, incorporating ceramic Belfast sink with antique brass bridge mixer tap. Integrated 'Lacanche' Range Master oven with gas hob, extractor, microwave, dishwasher, tall fridge and tall freezer. Two seater breakfast bar with integrated storage, two radiators, two Velux windows, two double glazed windows and UPVC Bi-folding doors to rear.

Cloakroom/WC



Low level WC and washbasin, storage cupboard.

First Floor Landing



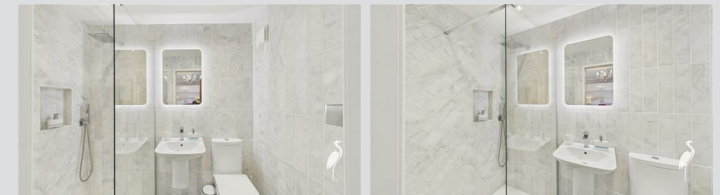
Access point to loft and double glazed windows to side.

Bedroom 1 9'1" x 29'7"



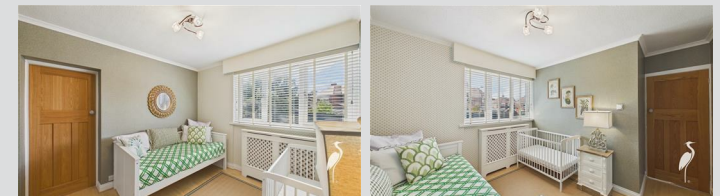
Two double glazed windows, built in wardrobes and drawers, and two radiators. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in waterfall shower cubicle with hand shower, Italian marble tiled walls, column radiator and LED touch mirror.

Nursery 10'6" x 9'3"



Double glazed window to front, radiator and storage cupboard. Door to bedroom.

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 2 7'10" x 11'10"



Partition could easily be reinstalled making into two bedrooms. Double glazed window to front and radiator.

Bedroom 3 7'7" x 8'7"



Double glazed window to front and radiator.

Bathroom



Low level WC, twin inset vanity basin with marble countertop and chrome mixer taps, free standing bath and walk in waterfall shower cubicle tiled in Italian marble, radiator, two LED touch light mirrors and double glazed window.

Outside



Attractive outdoor entertaining area featuring a covered pavilion and vaulted timber canopy with bespoke stacked-stone wood burning fire and timber mantle, seating space and bar area with integrated fridge and wine cooler. Finished with premium stone surfaces, exposed timber beams and electric outdoor heater. The front elevation benefits from 2 driveways with parking space for 4 cars plus internal garage parking.

Garage 30'3" x 9'4"

Double garage access via shutter door. UPVC door to garden.

Outbuilding 25'4" x 8'9"



Currently being used as a gym however could also be utilised as a home office if desired. Double glazed window and UPVC French door to rear.

Plot



Council Tax Band

The Council Tax Band is Band F.

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

MAIN ROOMS AND DIMENSIONS

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

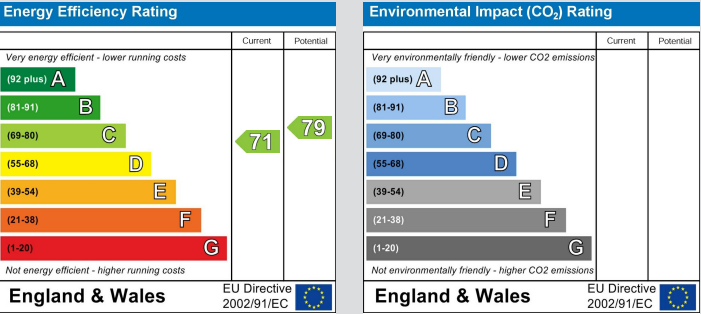
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.





Ground Floor



First Floor

Approximate total area⁽¹⁾

200.7 m²

2159 ft²

Balconies and terraces

67.4 m²

725 ft²

(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

