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Nestled in the highly desirable Lowery Park Estate, just a stone's throw from the picturesque sea front of Seaburn, this splendid four-bedroom detached house offers an ideal coastal retreat for families. The property boasts a well-thought-out layout, featuring a welcoming reception hall that leads to a cloakroom/WC, a spacious living room, and a dining kitchen equipped with bi-fold doors that seamlessly connect to the sun-drenched rear gardens. The first floor is home to four generously sized bedrooms, including a master suite with an en-suite shower room, alongside a family bathroom that caters to the needs of the household. This residence is designed for comfort and convenience, benefiting from UPVC double glazing and gas central heating system. Externally, the property is equally impressive, featuring beautifully maintained gardens that provide a perfect space for outdoor relaxation and entertainment. A double driveway at the front offers ample parking for two vehicles, and is complemented by an integral garage. This home is not only a sanctuary of comfort but also a gateway to the vibrant coastal lifestyle that Seaburn has to offer. With its blend of modern amenities and a prime location, this property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this delightful house your new home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Reception Hall



Stairs to the first floor with storage under and radiator.

## Living Room 17'8" x 10'5"



Double glazed window to the front and 2x radiators.

## Dining Kitchen 17'1" x 13'7"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include double oven, electric hob and extractor hood, fridge freezer, dishwasher and washing machine. Radiator and Bi-folding doors to the rear.

## Rear Hall

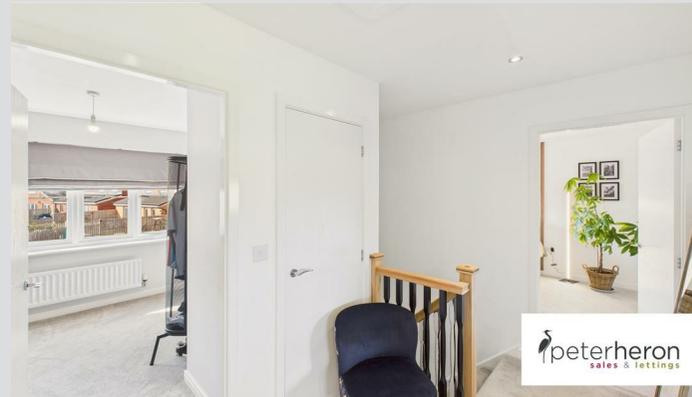
Double glazed window to rear.

## Cloakroom/WC



Low level WC and wash hand basin, double radiator and double glazed window to the rear.

## First Floor Landing



Storage cupboard, access hatch to loft and radiator.

## Bedroom 1 14'1" x 10'0"



Double glazed window to the front, radiator and door to the en-suite.

## En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator and double glazed window.

## Bedroom 2 17'1" x 7'10"



Double glazed window to the front and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'1" x 9'7"



Double glazed window to the rear and radiator.

## Bedroom 4 7'6" x 7'4"



Double glazed window to the rear, radiator and built in wardrobes.

## Family Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window.

## Outside



Garden to the front with block paved driveway providing off street parking leading to integral garage, whilst to the rear there is an attractive garden mainly laid to lawn with patio seating area.

## Council Tax Band

The Council Tax Band is Band E.

## 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.

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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

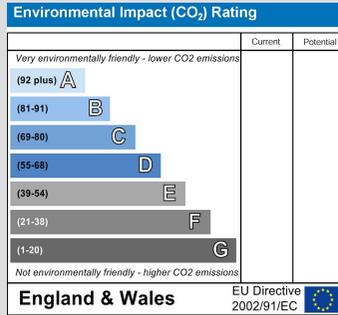
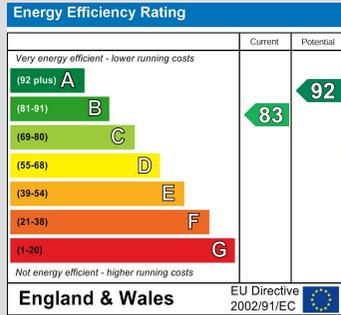
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# MAIN ROOMS AND DIMENSIONS

## Ombudsman

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



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Floor 0

Approximate total area<sup>(1)</sup>  
128.3 m<sup>2</sup>



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.