









Sitting on a lovely corner plot featuring west facing gardens to the rear and a small south facing garden to the side, this popular style three bedroom, bay window semi offers a comfortable living space perfect for families, and is within easy walking distance of good schools and a superb range of coastal amenities.

The internal accommodation comprises an entrance porch, reception hall, lounge, dining room, an extended kitchen, three first floor bedrooms and a bathroom, whilst the property also benefits from gas central heating, UPVC double glazing and a partially floored loft.

Externally there is an additional garden to the front with a drive and garage, together with additional space to the side of the dwelling if any prospective purchasers wished to extend the property at a later date (subject to the appropriate planning approval).

Walking distance from Seaburn Metro Station and Seaburn shopping centre, the property is well placed for major routes leading into the City Centre and through to the wider North East conurbation and is guaranteed to impress upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door to

Entrance Porch

With built in shoe cupboard, tiled floor, UPVC double glazed window to the reception hall.

Reception Hall



Spindle balustrade staircase, double radiator, wood effect laminate flooring.

Lounge 14'11" x 11'10" max dimensions into bay



Bay to the front elevation with UPVC double glazed window, fitted shelves to alcoves, wall lights, multi fuel cast iron

stove with solid oak mantle and granite hearth, wood effect laminate flooring, double radiator. Open plan to dining room.

Dining Room 6'9" x 11'11"



Wood effect laminate flooring, double radiator, UPVC double glazed French doors leading out into west facing rear gardens.

Kitchen 13'4" x 8'11" max width



Selection of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include an electric hob with an overhead extractor hood and a built under electric oven, whilst space has been provided for the inclusion for an American style fridge freezer, a tumble dryer, and plumbing for an automatic washing machine. Tiled splash back, wood effect laminate flooring, single radiator, UPVC double glazed windows to side and rear elevations, built in wine rack.

First Floor Landing

With UPVC double glazed window to the side elevation, and

access to bordered loft with Velux window via folding timber ladders.

Bedroom 1 (front) 11'6" x 14'8" max dimensions into bay



UPVC double glazed window to front elevation, double radiator.

Bedroom 2 (rear) 9'4" x 9'1"



UPVC double glazed window to rear elevation.

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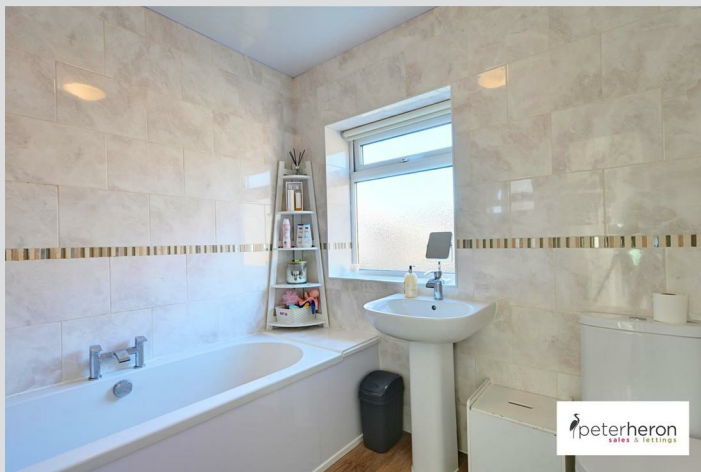
MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 6'7" x 5'7"



UPVC double glazed window to front elevation, single radiator.

Bathroom



Low level WC, pedestal wash basin and bath with overhead

shower and glass screen- white suite with wall tiles, wood effect vinyl flooring, single radiator, UPVC double glazed window and UPVC lined ceiling.

Outside



Laid to lawn gardens to the front and a drive providing access to the attached brick garage with remote control electric roller shutter door, south facing hard landscaped gardens to the side with a single gate with external cold water supply, single gate providing access to spacious west facing lawned gardens to the rear, with a decked patio seating area accessed directly from the dining room and there are raised planters

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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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 £210.00 by Movewithus Ltd.

Opening Times

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

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Ombudsman

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

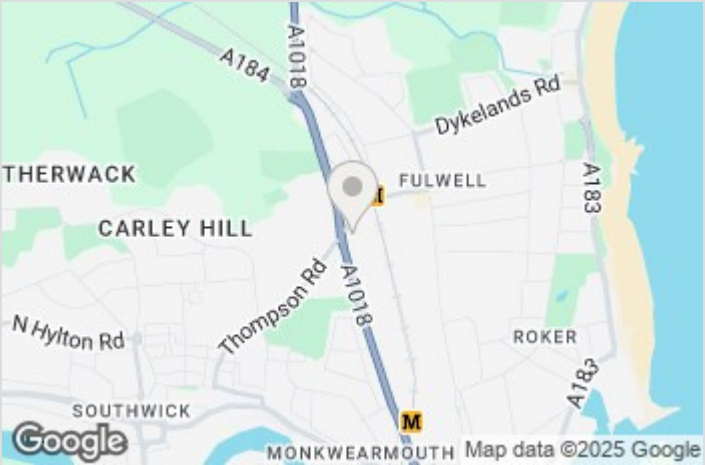
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MAIN ROOMS AND DIMENSIONS

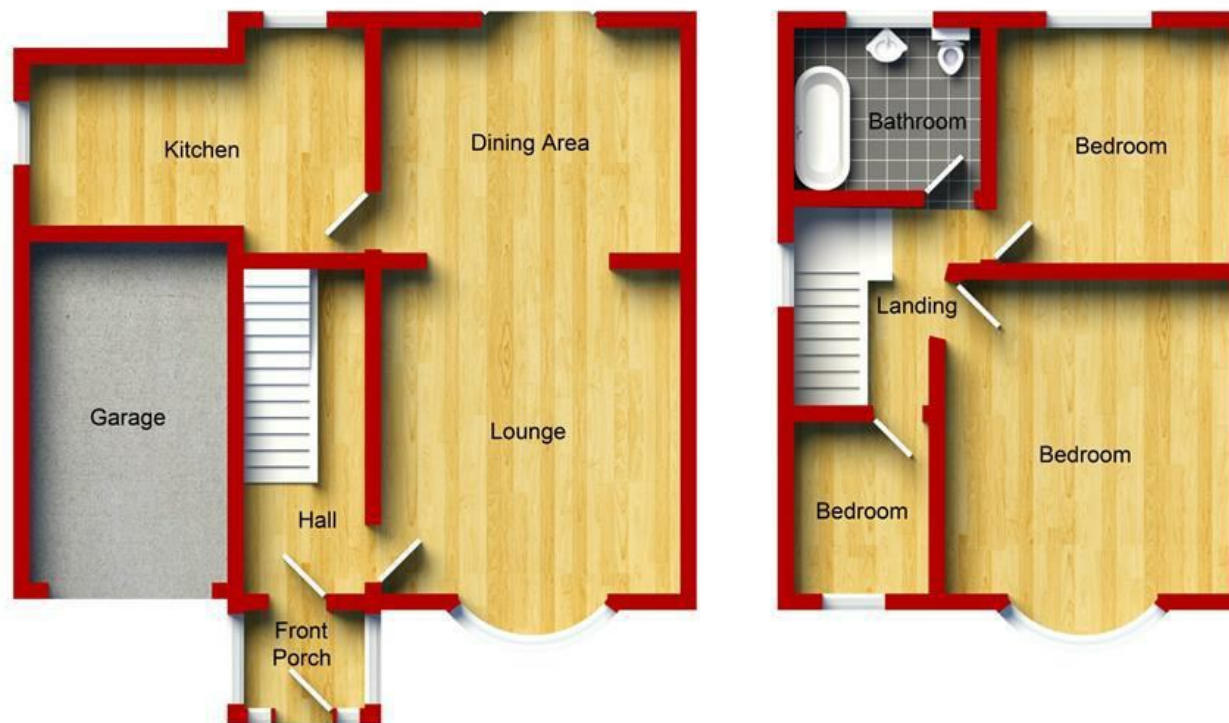
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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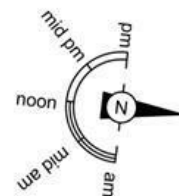


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Ground Floor
Approximate Floor Area
(55.90 sq.m)



First Floor
Approximate Floor Area
(37.30 sq.m)

1 Rydal Mount