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Dykelands Road, Seaburn, Sunderland

£275,000













An extended 1930's four bedroom semi-detached house, occupying a superb position on Dykelands Road, within close proximity of the sea front. Internally the impressive accommodation includes an entrance porch, hall with staircase to the first floor, lounge with bay window to the front that opens through to the dining room. Completing the ground floor is a superb, upgraded kitchen. On the first floor there is a modern family bathroom/wc and four bedrooms, one with an en-suite shower room/wc. Features of the property include gas central heating to radiators, UPVC double glazing, driveway providing off street parking, an integral garage and to the rear a delightful garden, laid mainly to lawn with a decked area. This location is ideally placed for Sea Road shopping facilities, schools, transport connections and the magnificent coastline. We highly advise arranging a viewing to appreciate the fantastic location and quality of accommodation this wonderful home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Entrance Porch

Slate coloured tiled floor, UPVC double glazed door to

## Reception Hall



Turned spindle balustrade staircase, understairs storage cupboard, cloakroom space under stairs, oak flooring.

## Lounge 11'6" x 12'9"



Into UPVC double glazed bay window to front, wall mounted contemporary design gas fire, two contemporary style vertical radiators, open plan to

## Dining Room 12'2" x 10'9"



Maximum dimensions into bay with UPVC double glazed

windows overlooking rear gardens, contemporary style column radiator.

## Kitchen 7'8" x 14'6"



An impressive kitchen fitted with an excellent range of modern units with worksurfaces over incorporating a Belfast sink unit. There is space for range style cooker, an integrated dishwasher and washing machine. The central heating boiler is concealed behind a matching fronted unit. There are two UPVC double glazed windows to rear, a double glazed door leading out to the rear gardens, a tall radiator and a door to the garage.

## First Floor Landing



## Bedroom 1 (front) 10'7" x 14'2"



Maximum dimensions into fitted wardrobes with sliding mirror fronted doors and UPVC double glazed window to front, single radiator.

## Bedroom 2 (rear) 8'11" x 12'0"



Into bay window with UPVC double glazed windows to rear, single radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (rear) 7'6" x 8'2"



UPVC double glazed window to front, laminate flooring, double radiator.

## En-Suite Shower Room



Low level WC, washbasin and large corner shower cubicle - attractive white suite with part tiled walls, tiled floor, heated towel rail, UPVC double glazed window to rear and wall mounted extractor unit, LED downlights.

## Bedroom 4 (front) 6'3" x 6'7"



UPVC double glazed window to front, single radiator.

## Bathroom 7'6" x 7'8"



Low level WC with concealed cistern, wall hung washbasin with vanity drawer and pedestal mixer tap, shower bath with overhead shower and glass screen - attractive white suite with tile effect vinyl flooring, UPVC lined walls and ceiling, halogen downlights, UPVC double glazed windows to rear, ladder design heated towel rail.

## Outside



Patterned concrete drive to front with off street parking for two cars leading to integral GARAGE 7'9" x 18'7" remote control electric roller shutter door, space for fridge freezer, interconnecting door to kitchen. Enclosed lawned gardens to the rear with a decked area.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the

# MAIN ROOMS AND DIMENSIONS

purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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## Important Notice Part 2

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. 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.

## Fawcett Street Viewings

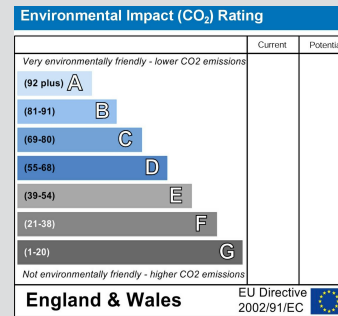
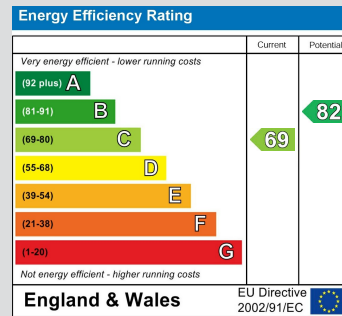
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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