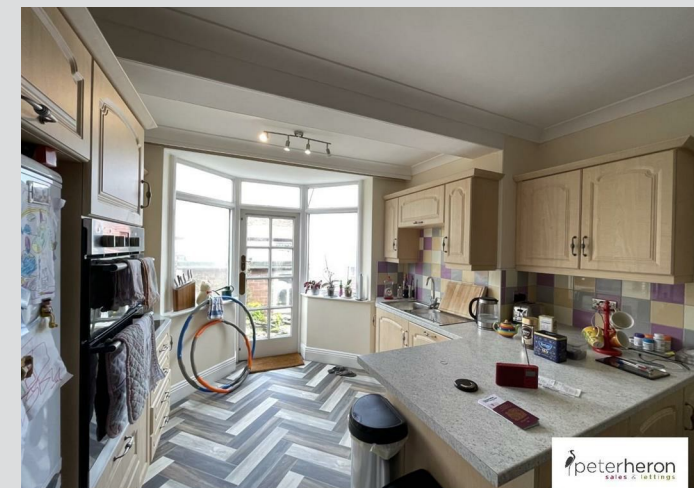




Chichester Road, Seaburn, Sunderland







Boasting a commanding elevated position at the junction of Seaburn Gardens and adjacent to Mere Knolls House, this well proportioned 1930's three bedroom semi offers an exciting opportunity to those families searching for a desirable home by the coast. With panoramic views taking in Whitburn to the North and coastal views to the East and South, this wonderful home with space at the side for an extension (subject to the appropriate planning approval) and offers comfortable living accommodation arranged over two floors comprising reception hall with original wall panelling, lounge, open plan dining room and kitchen, separate utility and laundry, three first floor bedrooms and a large bathroom. Benefiting from gas central heating, some double glazing and gardens to the front, side and rear, the property also has a drive and garage access from Seaburn Gardens. Just a stone's throw from Blue Flag beaches and the Sea Front, the property is also well placed for Sea Road shopping centre, Seaburn Metro Station, and a selection of very good schools. A rare instruction indeed, this highly regarded address is sure stir up a huge level of interest therefore immediate internal inspection is highly recommended as a quick sale is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall



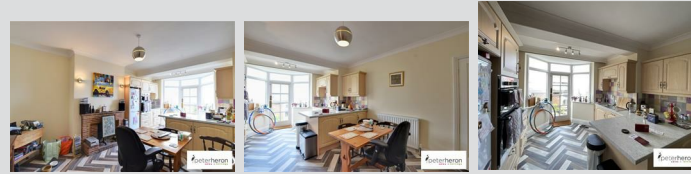
Original wall panelling and delft rack.

Lounge 14'11" x 12'9"



Part parquet flooring, double glazed bay window, radiator.

Dining Room and Kitchen 11'11" x 22'0"



This wonderful open plan space comprising dining area with open fire and kitchen with the kitchen area featuring base and eye level units with stone coloured working surfaces incorporating single drainer sink unit, multi-coloured tiled splashbacks, Herringbone design flooring, electric hob, double electric oven, space for fridge freezer, patio door leading into rear garden.

Utility 7'0" x 6'11"



Base and eye level units, space for tumble dryer, timber framed double glazed window to side, space for fridge freezer.

Laundry



Single drainer sink unit, space for washing machine and window.

First Floor Landing



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MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 12'0" x 15'11"



Double glazed bay window with sea views, fitted in wardrobes, radiator.

Bedroom 2 (rear) 14'9" x 11'0"



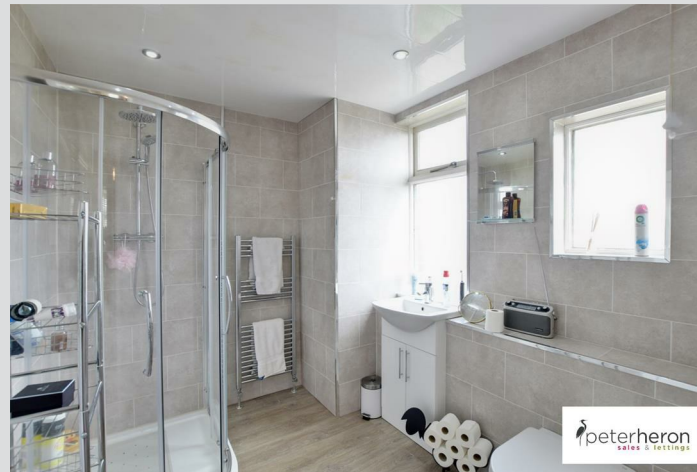
Bay window with sea views and radiator.

Bedroom 3 (front) 10'11" x 6'11"



Window with sea views and radiator.

Shower Room



Low level WC with concealed cistern, washbasin vanity with cupboards under, corner shower cubicle - white suite with

UPVC lined walls and ceiling, double glazed windows, heated towel rails and vinyl flooring.

Outside



Mature well stocked gardens to the front, side and rear, drive to side with GARAGE.

Sea Views



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 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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MAIN ROOMS AND DIMENSIONS

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.

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.

Sea Road Viewings

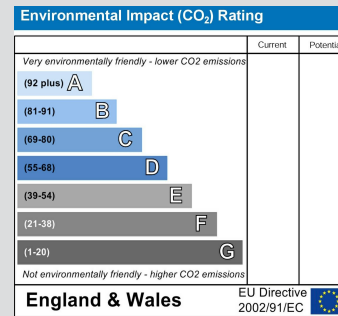
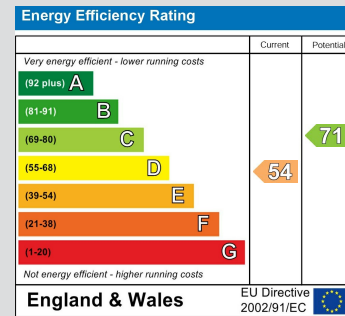
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

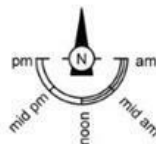


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Ground Floor
Approximate Floor Area
(54.39 sq.m)



First Floor
Approximate Floor Area
(49.86 sq.m)

11 Chichester Road