



Dorking Road, Seaburn, Sunderland

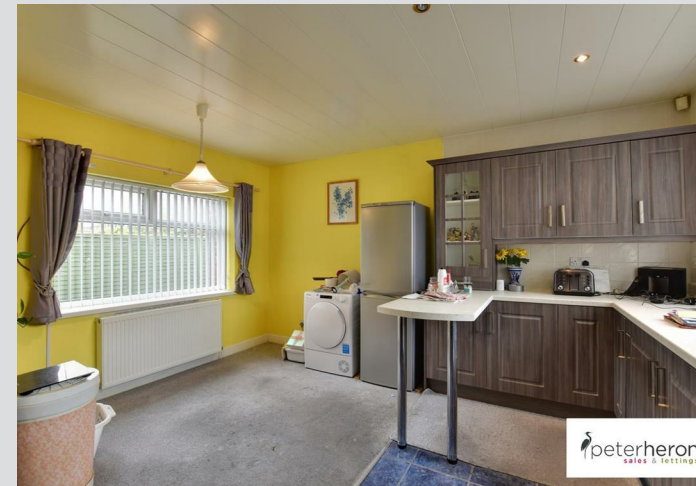
Offers over £269,950



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A rare opportunity to purchase one of these highly sought after and popularly situated bungalows just a stone's throw from all the wonderful amenities the fashionable suburb of Seaburn has to offer.

Available with no upward chain, this three bedroom bungalow enjoys an elevated position and sits within a corner plot with gardens to the front, side and rear. Internal accommodation comprises entrance porch, hallway, lounge, breakfasting kitchen, three bedrooms and a bathroom and features of note include gas central heating, UPVC double glazing and a garage to the side with drive.

Walking distance from Sea Road shopping centre and the Coast with its award winning Blue Flag beaches, the property would benefit from some cosmetic enhancement but carries enormous potential. Immediate internal inspection highly recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Entrance Porch

Wood effect laminate flooring and double glazed window.

Hallway

Single radiator and access to loft space.

Living Room 13'5" x 13'9"



Double glazed window, double radiator, coved cornicing, ceiling rose and electric fireplace with feature surround.

Breakfasting Kitchen 16'8" x 14'4"



Base and eye level units with working surfaces over incorporating sink and drainer unit, breakfast bar, integrated oven and hob with extractor fan, three double glazed windows, single radiator, cupboard housing Baxi Combi boiler, double radiator, tiled walls.

Bedroom 1 12'7" plus bay x 12'8" into fitted robes



Double glazed bay window to front, single radiator and fitted sliding door wardrobes.

Bedroom 2 10'10" x 9'10"



Double glazed window, fitted sliding wardrobes and single radiator.

Bedroom 3 10'10" x 8'11"



Double glazed window and single radiator.

Shower Room



Low level WC, washbasin and shower cubicle with overhead shower, single radiator, wall and floor tiles, double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive gardens to the front and rear and a west facing rear courtyard. Driveway leading to attached GARAGE.

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.

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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.

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Sea Road Viewings

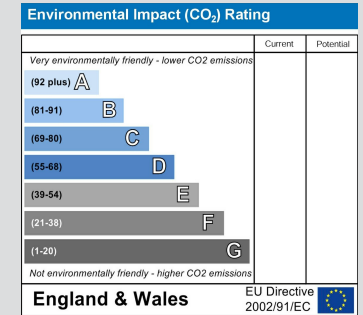
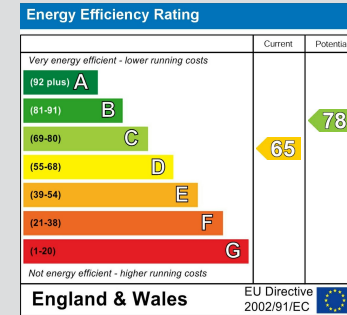
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

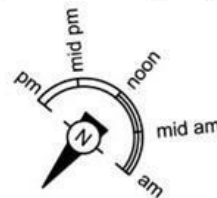


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Approximate Floor Area
(112.47sq.m)



11 Dorking Road