

This beautifully presented three bedroom bay windowed semi detached house offers wonderful internal accommodation throughout. Internal accommodation comprises entrance porch, hall, lounge, dining kitchen with separate utility, ground floor bathroom whilst at first floor there are three bedrooms and a shower room. Garden to the front with driveway and low maintenance garden to the rear. Occupying a highly sought after position on this hugely popular street set within the heart of Seaburn Dene, the property is within easy walking distance of Sea Road shopping centre, Seaburn Metro and an excellent selection of schools whilst the Coast is also close to hand with its award winning Blue Flag beaches. Available immediately on an unfurnished basis, early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows.

Hallway

Staircase to first floor and single radiator.

Lounge 13'1" plus bay x 12'5" into recess



UPVC double glazed bay window to front, double radiator, wall mounted electric fire, double doors leading into dining kitchen.

Dining Kitchen 14'3" x 15'6"



Contemporary wall and base units with working surfaces over incorporating sink and drainer unit, integrated oven, fridge freezer and dishwasher. Central island with integrated electric hob and ceiling extractor, UPVC double glazed

window to rear, two wall mounted column radiators, French doors leading into rear garden. Understairs storage cupboard housing the meters and fuse box.

Utility 7'5" x 6'5"



Wall and base units with working surfaces over incorporating sink and drainer unit, single radiator, washing machine and tumble dryer, UPVC double glazed window to rear and door to rear.

Bathroom



Modern Low level WC, washbasin vanity unit with drawer under and free standing bath, part tiled walls and flooring, marble effect part tiled walls and tiled flooring, fitted mirror and heated towel rail.

First Floor Landing

UPVC double glazed window and access to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 10'4" plus bay x 9'9"



UPVC double glazed bay window to front and single radiator.

Bedroom 2 10'4" x 9'1"



UPVC double glazed window and single radiator.

Bedroom 3 13'8" x 7'6"



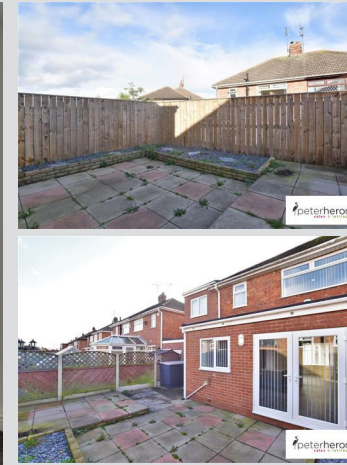
UPVC double glazed windows to rear and single radiator.

Shower Room



Low level WC, washbasin and shower cubicle with overhead shower, UPVC double glazed window to front and heated towel rail.

Outside



Garden to the front with driveway and to the rear low maintenance paved gardens. NB There is a garage/store at the property but for storage only.

Council Tax Band

The Council Tax Band is Band C.

Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

Lettings Important Notice

We endeavor to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a

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tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing

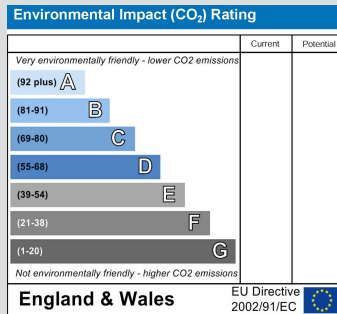
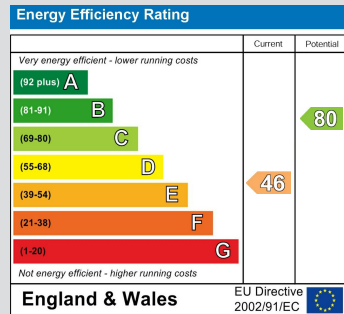
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6118 or book viewing online at peterheron.co.uk

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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