













This popular larger style bay windowed three bedroom semi situated along this highly sought after street within the heart of Seaburn Dene and just a short walk from Seaburn Metro station is perfect for commuters and offers a comfortable living accommodation finished to a good standard throughout on an unfurnished basis.

Available immediately the property internally comprises reception hall, lounge, dining room, extended kitchen, 3 first floor bedrooms and a bathroom whilst it benefits from gas central heating, UPVC double glazing and gardens to the front with a double length drive and enclosed lawned garden with patio seating area.

Well placed for all urban amenities including good schools, Sea Road shopping centre and the Sea Front with its award winning Blue Flag beaches, the property is also within easy reach of Sunderland City Centre, South Shields, Newcastle Upon Tyne and Durham City. A home which is sure to command a huge level of interest immediate internal inspection is highly recommended to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Panelled walls to delft rack, understairs storage cupboard, double convector radiator.

## Lounge 11'6" x 13'6"



Into UPVC double glazed bay window to front, electric fire with timber surround, stone effect insert and hearth, coved cornice to ceiling, double convector radiator.

## Dining Room 10'6" x 13'10"



Into UPVC double glazed bay window overlooking rear lawned gardens, double convector radiator.

## Breakfasting Kitchen 6'8" x 16'9"



A good selection of base and eye level units with stone

coloured working surfaces incorporating a single drainer 1 1/2 bowl sink unit with pedestal mixer tap, electric cooker, plumbing for automatic washing machine, cupboard discreetly concealing wall mounted Baxi Duo Tech combination boiler serving hot water and radiators. Double convector radiator, laminate flooring, space for fridge freezer, breakfasting area, UPVC double glazed windows to side and rear aspects, UPVC double glazed door leading out into rear gardens.

## First Floor Landing

## Bedroom 1 (front) 10'6" into fitted robes & overhead cupboards x 15'



Into UPVC bay window to front, single convector radiator.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 (rear) 10'8" x 14'8"**



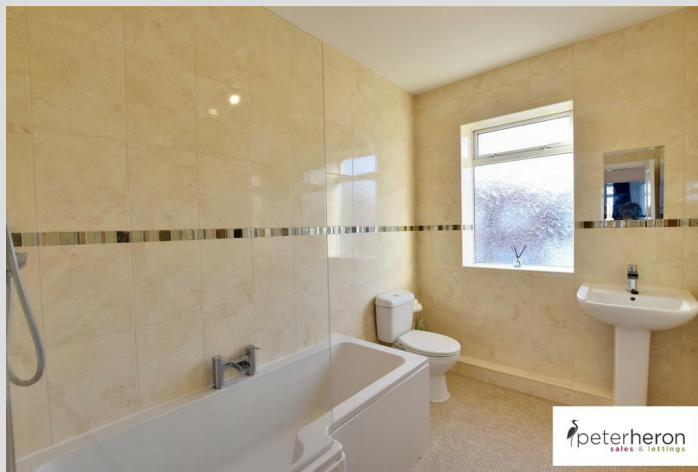
Into bay window with UPVC double glazed window overlooking rear gardens, fitted wardrobes, built in cabinets to alcoves, single convector radiator.

**Bedroom 3 (rear) 6'9" x 8'7"**



UPVC double glazed window to rear, single convector radiator.

## Bathroom



Low level WC, pedestal washbasin, shower bath with

overhead shower and glass screen - attractive white suite with tiled walls, lino flooring, double convector radiator and UPVC double glazed window to front.

## Outside



Laid to lawn gardens to the front with a double length driveway to the side, timber gates leading through to spacious lawned rear gardens with a raised patio seating area. External electricity supply and external tap.

## 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

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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 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

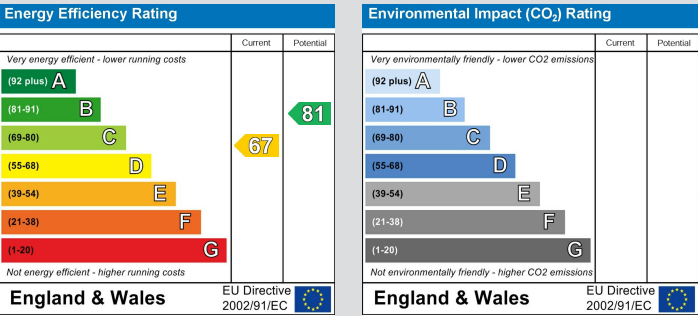
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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