









This attractive two bedroom semi-detached house, occupies a delightful cul-de-sac position within the highly sought after area of Seaburn Dene. The internal accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor, lounge with a bay window, a dining room and a modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a shower room/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there are gardens to the front and rear, along with an attached garage. The property is situated within this ever popular residential area and is close to local amenities, shops and cafes on Sea Road as well as highly regarded schools. There are excellent transport links to Sunderland City Centre and networks to wider parts of the region. With no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Lobby

Staircase to the first floor and a door to the lounge.

Entrance Porch

Double glazed windows and an inner door leading through to the lobby.

Lounge 15'2" into bay x 12'5" into alcove



Double glazed bay window to the front, a radiator, feature fireplace and a door to the dining room.

Dining Room 12'11" x 7'4"



Two double glazed windows to the rear overlooking the garden, a radiator and door to the breakfasting kitchen.

Breakfasting Kitchen 14'3" x 7'8"



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, microwave, a hob and a fridge. Space has been provided for the inclusion of a washing machine, there is a radiator, a double glazed door to the rear garden and a double glazed window to the rear. Door to the garage.

First Floor Landing

Double glazed window to the side and a cupboard housing the central heating boiler, doors lead off to the bedrooms and shower room.

Bedroom 1 12'9" not in recess x 12'7" into bay



This spacious room has a double glazed bay window to the front, a further double glazed window to the front, a radiator and a build in cupboard.

Bedroom 2 10'2" x 9'2"



Double glazed window to the rear and a radiator.

Shower Room



Low level WC, wash hand basin set into vanity unit and a walk in shower with mains fed shower, chrome ladder style radiator, tiled walls in the shower area and a double glazed window.

Outside



There is an attractive lawned garden to the front with planted borders and to the rear a low maintenance garden with a patio, decking and gravelled areas.

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MAIN ROOMS AND DIMENSIONS

Garage 16'8" long x 8'10" extending to 11'5" max

An attached garage with an access door and also an internal door to the kitchen.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C.

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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 £210.00 by Movewithus Ltd.

Sea Road Viewings

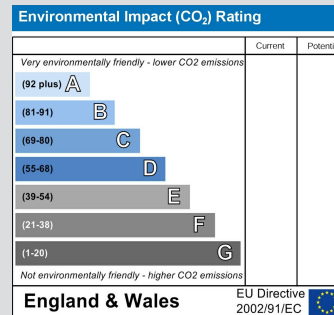
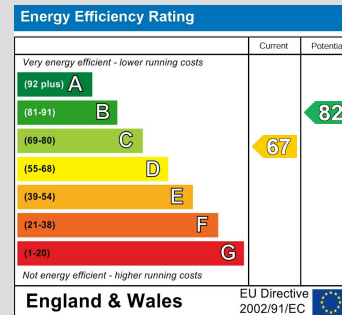
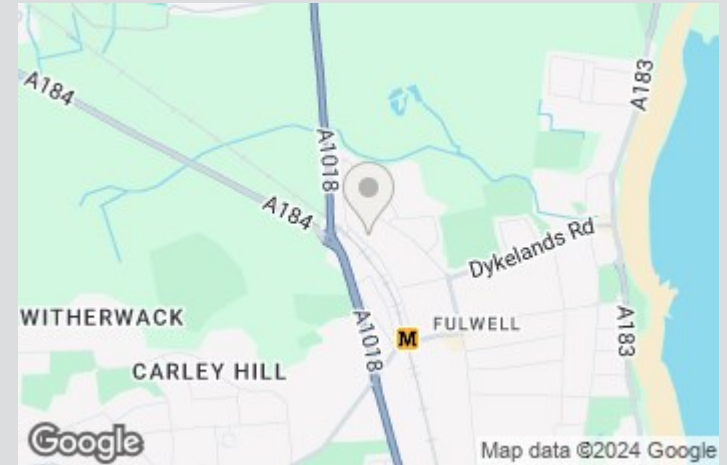
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

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.



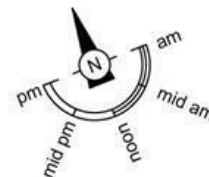
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Ground Floor
Approximate Floor Area
(41.30 sq.m)



First Floor
Approximate Floor Area
(33.10 sq.m)



16 Stainton Grove