









This extended three double bedroom semi-detached house, provides an impressive standard of accommodation within this ever popular location. Internally the stylish interior briefly comprises of an entrance porch, lobby with staircase to the first floor, an attractive lounge with a bay window that opens through to a dining room with French doors to the rear garden. The dining room opens through to a fabulous contemporary kitchen and provides access to a useful downstairs wc. To the first floor there are three double bedrooms and a modern family bathroom/wc. Externally there is a driveway, a store with electric roller shutter access door and a delightful garden to the rear with a lawn, patio and established planting. The property is ideally placed for local amenities, Sea Road shopping centre, along with excellent transport connections including, Seaburn Metro Station whilst the coast is also close to hand with its beautiful beaches. We highly recommend early viewing to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed window and door to lobby.

Lobby

Staircase to first floor and door to lounge.

Lounge 14'9" into bay x 12'5" into alcove



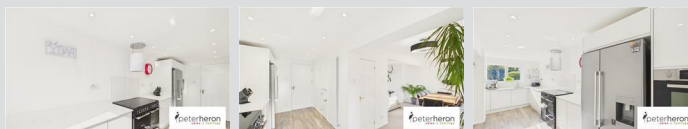
Double glazed bay window to front, radiator and the room opens through into dining room.

Dining Room 15'6" x 6'7"



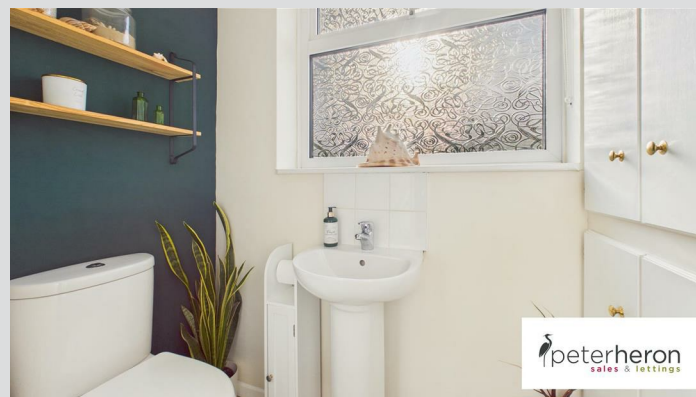
Double glazed French door to rear, tall radiator, built in cupboard and the rooms open through into kitchen.

Kitchen 19'9" x 6'8"



Fitted with an excellent range of contemporary units with luxury work surfaces over, integrated appliances include combined oven and microwave, dishwasher and washing machine, space for range style cooker and American style fridge freezer, radiator and double glazed window to door to store.

Washroom/WC



Low level WC and washbasin, double glazed window and cupboard housing the central heating boiler.

First Floor Landing

Bedroom 1 21'3" x 6'10"



Large double glazed picture window to front, double glazed window to rear and radiator.

Bedroom 2 12'5" into bay x 12'8" not including recess



Double glazed bay window to front, further double glazed window to front and radiator.

Bedroom 3 10'3" x 9'2"



Double glazed window to rear and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and P shaped bath with mains shower over, tiled walls and floor, chrome ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



Garden to the front with driveway providing off street parking, whilst to the rear there is a delightful garden with a lawned area, patio and established planting.

Store 6'11" long x 7'4" wide

This useful space provides an ideal storage area and is accessed via electric roller shutter door and an internal door to kitchen.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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Sea Road Viewings

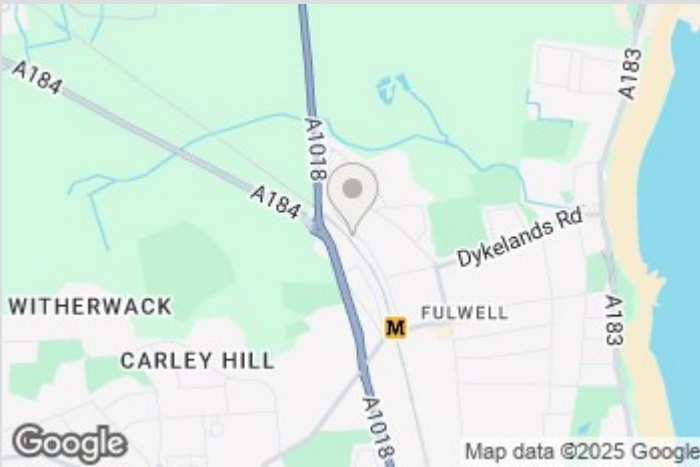
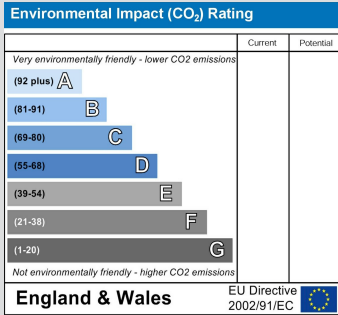
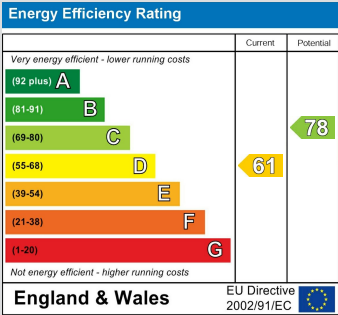
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

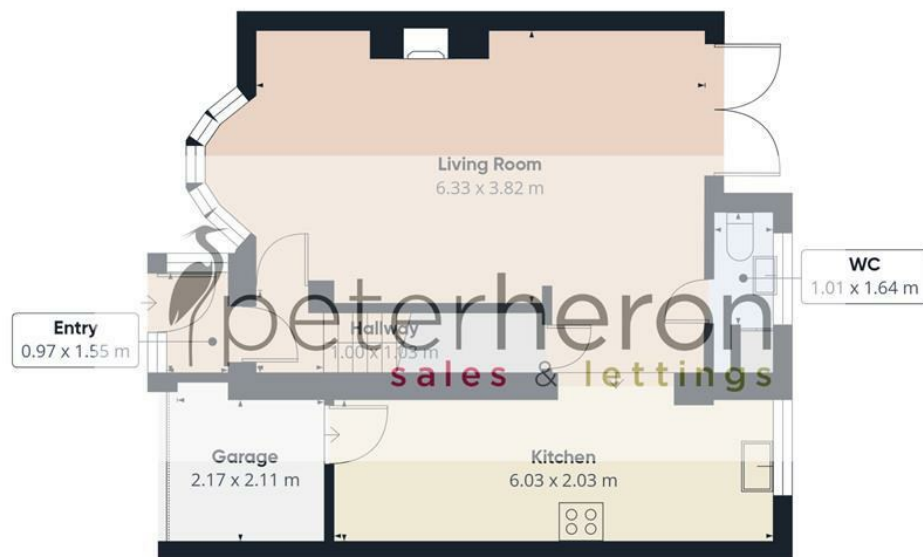
Ombudsman

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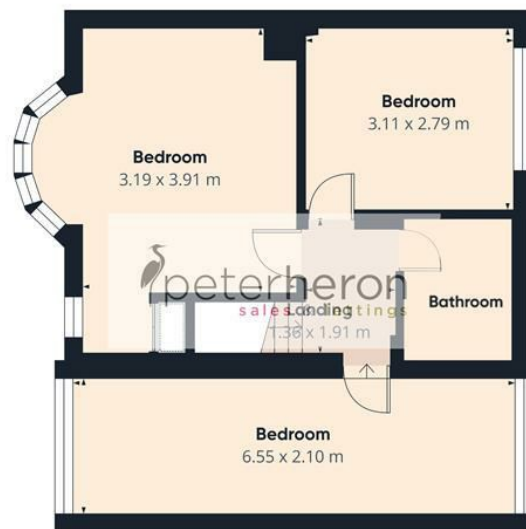


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Floor 0



Floor 1

Approximate total area⁽¹⁾
89.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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