









A beautifully presented four/five bedroom, two bathroom and three reception roomed bay window semi set along this highly regarded coastal avenue set close to the sea front and the superb range of urban amenities.

Decorated to a high standard throughout, the property has been extended at ground and first floor level and offers a beautiful contemporary living space ideal for families searching for a Turnkey home.

Comprising an entrance porch, lounge, dining room, sun lounge with bi-folding doors into the rear gardens, kitchen, ground floor fifth bedroom/home office/guest room with en-suite shower room, four well proportioned first floor bedrooms and a bathroom. Benefiting from gas central heating, UPVC double glazing and with plantation shutters at ground floor level to the front elevation, the property boasts an enviable position with a double drive to the front, beautiful gardens to the rear, which enjoy an open aspect across Mere Knolls Cemetery and capturing Cleadon Hills beyond.

Perfectly placed for good schools, Sea Road shopping centre and Seaburn Metro station, the property is also a short stroll from Seaburns magnificent coastline with superb amenities and award winning Blue Flag beaches. Available with no upward chain, immediate inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Porch

Side windows featuring Plantation shutters, tiled flooring, part glazed door to

Lounge 11'3" x 17'4"



Maximum dimensions into alcoves and stairwell, understairs storage cupboard, double radiator x2, UPVC double glazed bay window with Plantation shutters to front, feature fireplace with Vintage style tiling, wood effect flooring.

Dining Room 10'9" x 10'11" into alcoves



Fitted shelving and cupboards to alcove, wood effect flooring, double radiator, part glazed double doors to sun lounge.

Sun Lounge 8'6" x 23'1"



This is a wonderful space perfect for families and entertaining and links the living rooms in with the kitchen and comprises a vaulted ceiling with Velux windows, UPVC double glazed windows taking in the wonderful views to the rear and double glazed bi-folding doors, feature fireplace in the centre of the room gives an attractive focal point, whilst floors are fitted with a Herringbone design wood effect tile flooring and contemporary style vertical column radiators are positioned into two sections of the room. LED downlights to ceiling.

Kitchen 10'4" x 11'9"



A good selection of base and eye level units with wood coloured working surfaces and upstands incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include gas hob with overhead extractor hood, built under electric oven, integrated slimline dishwasher, wine cooler, electric fan assisted oven, fridge freezer and automatic washing machine, space for an integrated tumble dryer, worktop lighting, large broom cupboard with space for bin, fitted shelving, cupboard discreetly concealing Baxi Platinum gas

combination Baxi boiler serving hot water and radiators, tiled splashbacks, LED lights to ceiling and Amtico flooring. Open plan to sun lounge, single radiator.

Home Office/Bedroom 5 12'2" x 5'9"



UPVC double glazed window to front with Plantation shutters, double radiator, LED lights to ceiling.

En-Suite Shower Room



Low level WC, washbasin vanity unit and corner shower cubicle - attractive white suite with wall and floor tiles, ceiling mounted extractor unit, LED downlights, ladder design heater towel rail.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Access to floored loft via folding timber ladder.

Bedroom 1 (front) 14'5" x 10'5"



Maximum dimensions into UPVC double glazed bay window to front, fitted wardrobes with sliding mirror fronted doors, single radiator.

Bedroom 2 (rear) 8'11" x 9'9"



UPVC double glazed window to rear taking in beautiful views across Mere Knolls Cemetery with Cleadon Hills in the distance, built in cupboard, single radiator.

Bedroom 4 (front) 6'7" x 13'1"



UPVC double glazed oriel bay window to front, second UPVC double glazed bay window to front, single radiator.

Bedroom 3 (rear) 5'8" x 15'5" maximum width



UPVC double glazed window to rear taking in wonderful views of the Mere Knolls Cemetery and Cleadon Hills beyond, single radiator.

Bathroom



Low level WC, pedestal washbasin, panel bath with handheld

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MAIN ROOMS AND DIMENSIONS

shower and corner shower cubicle with rainforest showerhead and secondary handheld riser - attractive white suite with Limestone effect floor and wall tiles, UPVC double glazed window to rear, ladder design heated towel rail, UPVC lined ceiling with extractor unit and LED downlights.

Outside



College set cobble drive to front with off street parking for two cars, enclosed landscaped gardens to the rear featuring attractive lawns, established borders, wildlife pond and raised patio seating area taking in the afternoon sun.

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.

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

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Sea Road Viewings

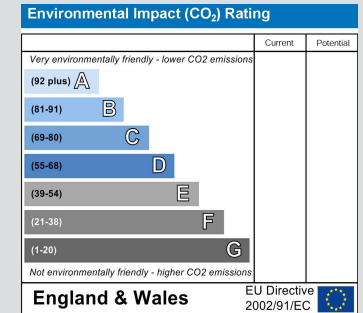
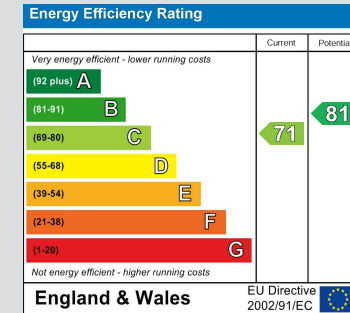
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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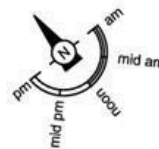
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Ground Floor
Approximate Floor Area
(71.39 sq.m)



First Floor
Approximate Floor Area
(55.25 sq.m)



17 Dykelands Road