









This delightful larger style three bedroom semi detached home with commanding sea views to the rear from first floor level, offers an exciting opportunity for those families who wish to live on one of the ever sought after "D Streets" of Seaburn, well known for its close proximity to the Sea Front, superb school and outstanding local amenities.

Extended at both ground and first floor level, the property internally comprises of a reception hall, lounge, kitchen/diner, three first floor bedrooms and a family bathroom and benefits from gas central heating, UPVC double glazing and a floored loft whilst externally there are beautiful gardens to the front and rear together with a garage providing secure off street parking.

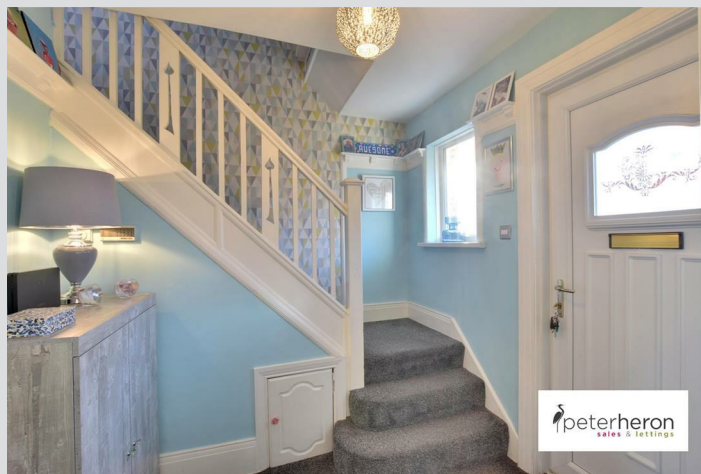
Backing onto Mere Knolls Road, the property enjoys a convenient situation close to the Sea Front with its superb amenities and is also within easy walking distance of Seaburn Metro station and Sea Road shopping centre. A superb home is perfect for families and first time buyers, immediate internal inspection is highly recommended as considerable interested is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door to

Reception Hall



With turned spindle balustrade staircase, delft rack, double radiator.

Lounge 10'9" x 26'10" into bay to front elevation



Into bay with UPVC double glazed windows overlooking gardens to the front, vaulted ceiling with large Velux window and UPVC double glazed French doors leading out onto raised timber decked seating area in rear gardens, radiator with radiator cover, living flame gas fire with timber surround granite insert and hearth, coved cornicing to ceiling, second radiator.

Dining Kitchen 16'9" x 12'7"



Maximum dimensions into dining area and box seats providing storage space under. Extensive range of base and eye level units with stone coloured working surfaces and upstands incorporating a single drainer colour contrasting sink unit with professional mixer tap, integrated appliances include a Leisure Cuisinmaster range oven with five burner gas hob, integrated combination microwave, tempered glass splash back and overhead extractor hood, integrated wine cooler, dishwasher and automatic washing machine, space for fridge freezer, cupboard discreetly concealing wall mounted Baxi Duo Tech gas combination boiler serving hot water and radiators, under stairs storage cupboard, a pull out larder, corner base units with magic carousel, low level LED plinth lighting, tile effect vinyl flooring, USB sockets to two sockets above the working surfaces, worktop lighting, halogen ceiling strip lighting, UPVC double glazed window to rear elevation, UPVC double glazed window to side elevation, contemporary design vertical column radiator and tile effect Karndean flooring. UPVC double glazed door providing to side passage with additional storage space for wheelie bins.

First Floor Landing

UPVC double glazed window to side elevation, access point to floored loft via folding timber ladders and featuring a Velux window.

Bedroom 1 (front) 10'8" x 13'0" max measurements into fitted robes



UPVC double glazed bay window to front elevation, within the bedroom space there are additional fitted cupboards and drawers to the bay together with shelving and preparation for a wall mounted flat screen television, single radiator.

Bedroom 2 (rear) 9'1" x 12'3"



Double radiator, UPVC double glazed windows to rear elevation taking wonderful distance sea views.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 9'1" x 8'6" max width into recess



UPVC double glazed window to front elevation, double radiator.

Bathroom 6'5" x 9'10"



Low level WC, wall mounted wash basin, P shaped bath

and corner shower cubicle- attractive white suite with mosaic design tiled splashbacks, wood effect laminate flooring, concealed downlights to ceiling and double radiator.

Outside



Beautiful gardens to the front with established borders and brick wall, low maintenance rear garden with timber decked seating area. Garage providing secure off street parking.

Garage 8'10" x 16'4"

Remote control electric roller shutter door, UPVC double glazed window to side elevation, UPVC double glazed door leading out into rear gardens.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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Fawcett Street Viewings

To arrange an appointment to view this property please

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MAIN ROOMS AND DIMENSIONS

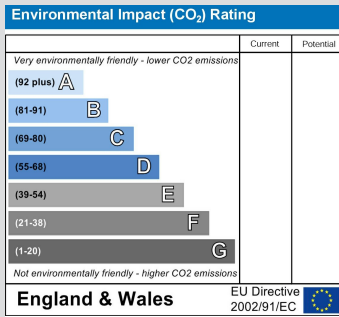
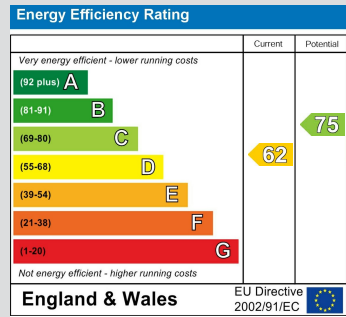
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

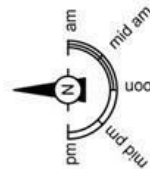


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Ground Floor
Approximate Floor Area
(46.88 sq.m)



First Floor
Approximate Floor Area
(38.88 sq.m)

18 Dunmore Avenue