









Occupying a delightful cul-de-sac position within the highly sought after Seaburn Dene Estate is this attractive, extended semi-detached house. Internally the accommodation includes an entrance porch, a lounge through dining room, a spacious sun room, a fitted kitchen and a cloakroom/wc. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, a useful attached store and to the rear a pleasant garden with paving and established planting. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed entrance door.

Entrance Vestibule

UPVC double glazed windows.

Entrance Porch



Stairs to the first floor and door to the lounge/dining room.

Lounge/Dining Room 12'6" x 20'11"



Double glazed bay window to the front, 2x double radiators, feature electric fireplace, large double glazed window looking into the sun room. Door into sun room.

Sun Room 14'6" x 8'10"



Double glazed windows, UPVC double glazed door to the rear garden, Velux window, 2x double radiators, storage cupboard and an archway into kitchen.

Kitchen 6'11" x 7'10"



Fitted with modern wall and base units with work surface over incorporating sink and drainer unit with mixer tap, integrated appliances include an oven, electric hob and a extractor chimney. Space provided for the inclusion of a low level fridge. Door to the garage and WC.

Ground Floor WC



Low level WC and mini washbasin, radiator and wall mounted Combi boiler.

First Floor Landing

Double glazed window to the side and loft access hatch.

Bedroom 1 9'10" x 10'4"



Double glazed bay window to the front and double radiator.

Bedroom 2 9'3" x 7'3"



Double glazed window to the rear, double radiator and storage cupboard.

Bedroom 3 6'3" x 7'8"



Double glazed window to the rear, double radiator, fitted wardrobes and fitted shelves.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with electric shower, tiled walls, double glazed window to the front and double radiator.

Outside



To the front of the property is a driveway providing off street parking and a small garden area with artificial grass and established plants, whilst to the rear of the property there is a low maintenance garden with block paved areas, gravelled areas and established plants. There is also a large shed to the rear.

Store

Accessed via double glazed French doors to the front of the property, door to the kitchen and WC.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

Peter Heron Ltd for themselves and for the vendors of this

property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 £300.00 by Movewithus Ltd.

Viewings Srd

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

Ombudsman

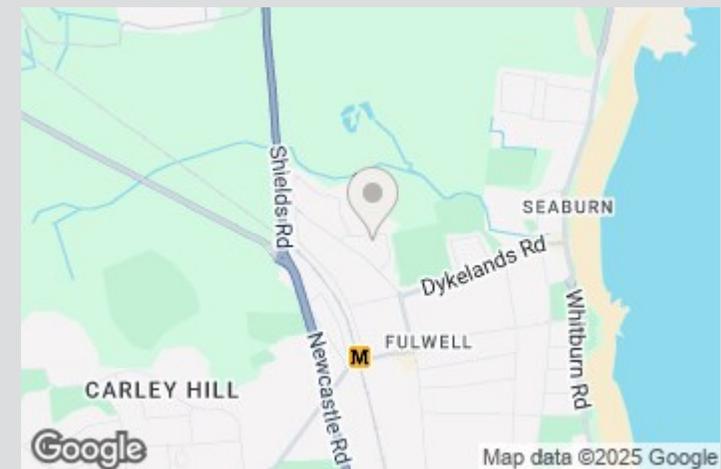
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

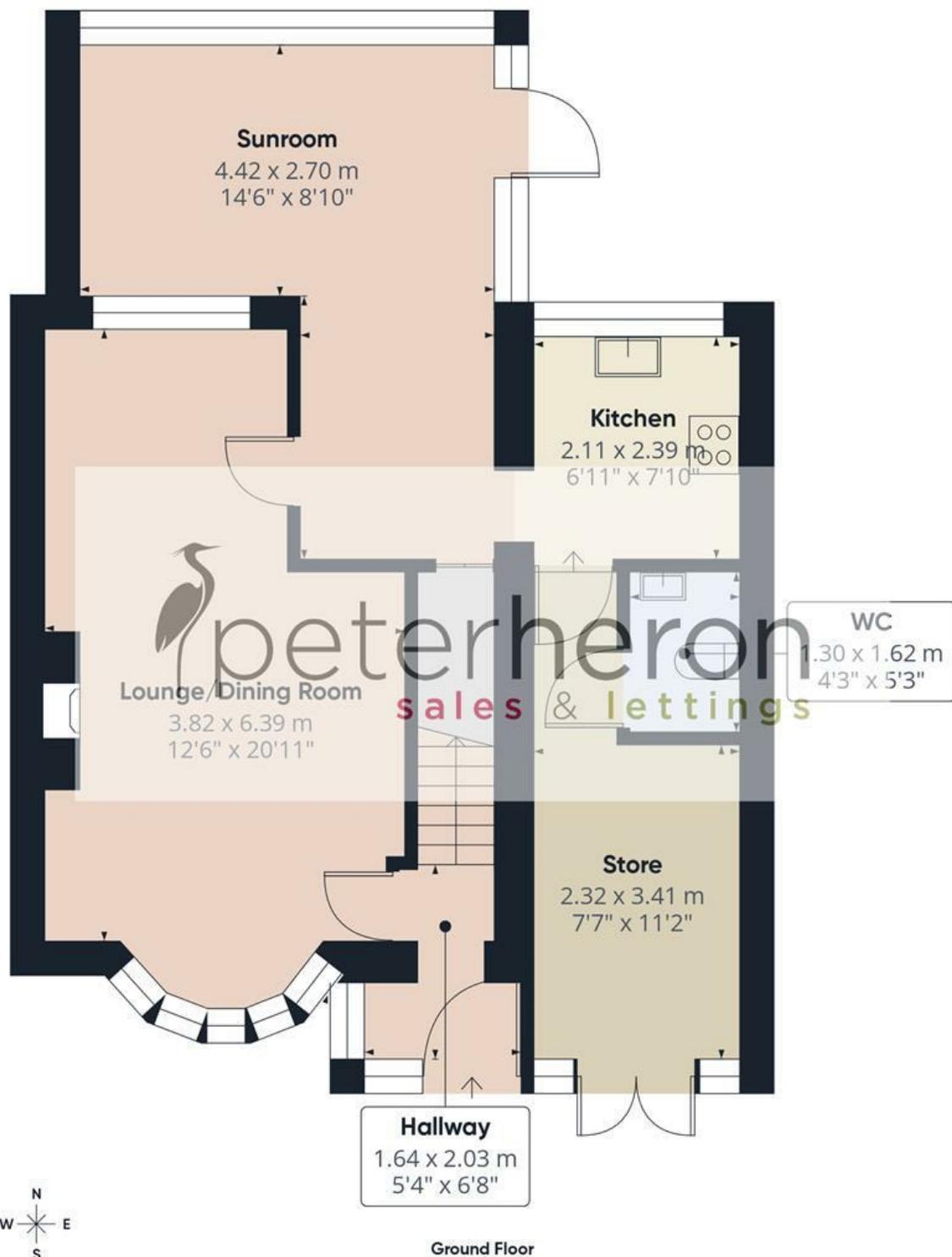
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Approximate total area⁽¹⁾

90.2 m²
970 ft²

(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.

