









A substantially extended four bedroom semi detached home, occupying an appealing corner plot within the ever popular Seaburn Dene estate. Internally the attractive ground floor accommodation includes an entrance porch, reception hall with staircase to the first floor, lounge with bay window opening through to a sitting room and there is a superb, spacious 18ft by 19ft dining kitchen. To the first floor there are four bedrooms and family bathroom/wc. Benefiting from gas central heating, UPVC double glazing, gardens, driveway and a single garage. Enjoying a convenient position, ideal placed for local schools, Sea Road shopping facilities and access to the sea front, as well as excellent transport connections including Seaburn Metro station. We highly advise viewing to appreciate the location and spacious accommodation this superb superb home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door to porch.

## Entrance Porch

UPVC feature door to hallway.

## Reception Hall



Radiator and doors to lounge and dining kitchen.

## Lounge 11'10" x 11'8"



Double glazed bay window to front, feature fireplace and radiator, opening through to sitting room.

## Sitting Room 11'9" x 8'10"



Box bay window to rear and radiator.

## Dining Kitchen 19'6" x 18'8"



Range of wall and base units with working surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob, cooker hood, two fridges. Breakfast bar with glass fronted cabinets and storage space. 3x double glazed windows. 2x UPVC doors to the side and rear elevations. Storage cupboard. Radiator.

## First Floor Landing

## Bedroom 1 19'4" x 9'10"



Double glazed windows to front and side, radiator.

## Bedroom 2 14'0" x 8'2"



Double glazed bay window to front, fitted mirror fronted sliding wardrobes and radiator.

## Bedroom 3 10'1" x 10'4"



Double glazed window to rear, fitted mirrored fronted wardrobes and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 6'11" x 6'9"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin and bath with overhead shower and shower attachment, double glazed frosted window, fully tiled walls and radiator.

## Outside



Attractive front and rear gardens, garage and driveway providing off street parking.

## 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

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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

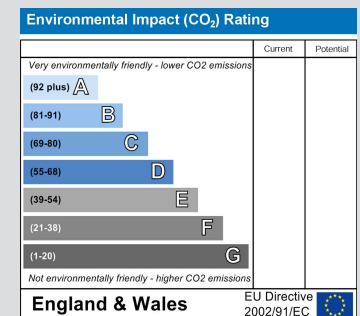
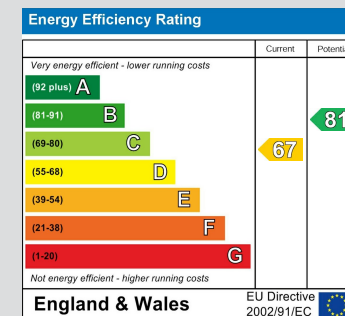
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

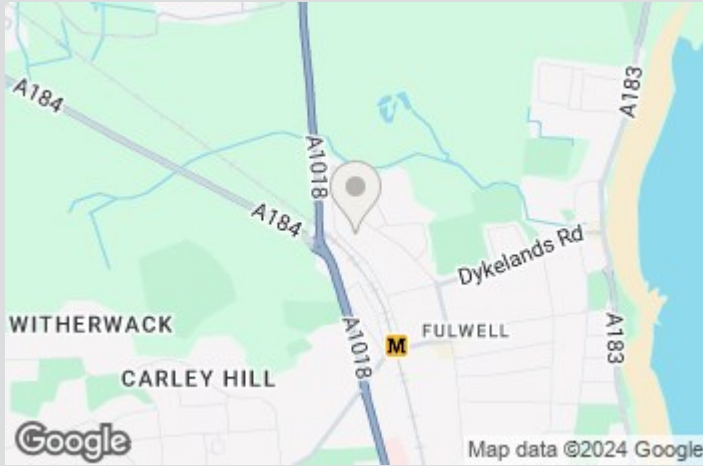
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