















A well proportioned bay windowed three bedroom semi with an extension to the side and rear, this superb home offers a comfortable living space ideal for families who wish to live in this fashionable coastal suburb close to a good range of local amenities.

Internal accommodation comprises entrance porch, reception hall, lounge, dining room, kitchen with separate utility, study and shower room, three first floor bedrooms and a family bathroom. Features of note gas central heating, UPVC double glazing, large drive to front with off street parking for up to three cars and beautiful enclosed landscaped gardens to the rear.

Just a stones throw from Seaburn Metro station making it ideal for commuters, the property is also walking distance from good schools, Sea Road shopping centre, the sea front with its award winning Blue Flag beaches and major routes serving Sunderland City centre and the wider North East conurbation. This beautiful home can only be fully appreciated upon internal inspection and immediate viewing is considered essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to the entrance hall.

## Entrance Hall



Stairs to the first floor, doors to the kitchen, lounge, dining room and bedroom.

## Lounge 11'9" x 11'8"



Double glazed bay window to the front, vertical radiator, feature fireplace, wooden glass paneled double doors opening into the dining room.

## Dining Room 10'5" x 10'1"



Double glazed bay window to the rear, vertical radiator, door to the kitchen.

## Breakfasting Kitchen 20'3" x 6'0"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a oven, gas hob and an extractor hood. Space provided for the inclusion of a dishwasher. Radiator, built in shelving, double glazed windows, a UPVC door to the rear and a door to the utility.

## Utility 10'0" x 5'10"



Base units with counter tops over, providing space for a washing machine, tumble dryer and a fridge freezer. Storage cupboard, radiator and double glazed windows to the rear.

## Study 10'2" x 9'2"



Double glazed window to the front, radiator, built in storage and a door to the shower room.

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# MAIN ROOMS AND DIMENSIONS

## Shower Room



Low level WC, wash hand basin set into vanity unit, walk in waterfall shower, heated towel rail and a double glazed window to the rear.

## First Floor Landing

Landing with an access hatch to the loft and doors to

## Bedroom 1 13'3" x 10'0"



Double glazed bay window to the front, radiator, built in wardrobes and shelving.

## Bedroom 2 10'2" x 9'2"



Double glazed window to the rear and a radiator.

## Bedroom 3 6'6" x 6'9"



Double glazed window to the front, radiator and storage.

## Bathroom



Low level WC, wash hand basin set into vanity unit, walk in waterfall shower and a free standing bath, chrome heated towel rail and 2x double glazed windows.

## Outside



Generous block paved driveway to the front providing off street parking, and a low maintenance rear garden with lawned and decked areas.

## Council Tax Band

The Council Tax is Band C.

## Tenure FH

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

## Important Notice - Particulars

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# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Sea Road Viewings

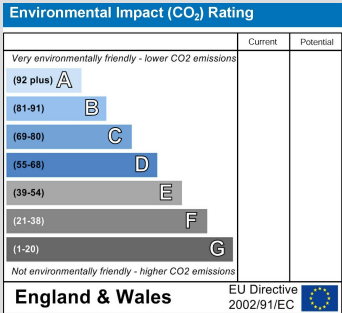
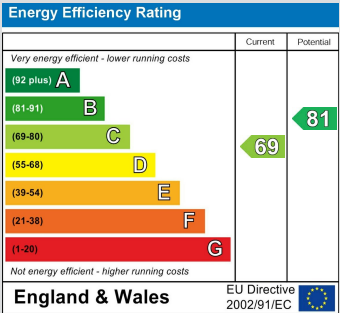
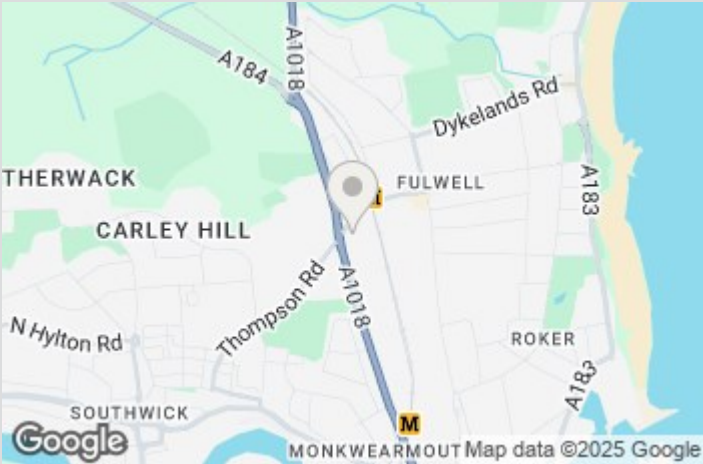
To arrange an appointment to view this property please contact our Sea Road branch 0191 5106116 on or book viewing online at peterheron.co.uk

## 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.



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