







A small decorative sign hanging on the wall near the bay window.





An attractive three bedroom semi-detached house with a superb rear garden, situated on the ever popular Seaburn Dene estate. Internally the well appointed accommodation includes an entrance porch, lobby with staircase to the first floor, lounge through dining room and a kitchen whilst to the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a driveway, an attached garage and to the rear a wonderful garden laid mainly to lawn with a patio area and established shrubs. Benefiting from gas central heating and UPVC double glazing. The property is well placed for an excellent range of amenities including well regarded schools, Seaburn Metro station, the shopping facilities on Sea Road and the sea front. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed windows and inner door leading through to lobby.

Lobby

Radiator, staircase to first floor and door to lounge/dining room.

Lounge/Dining Room 11'6" into alcoves x 15'1" plus dining area 8'0" x



Double glazed bay window to front, double glazed window to rear, two radiators and a multi fuel burning stove. Door to kitchen.

Kitchen 14'11" x 6'10"



Fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer and washing machine, double glazed window to rear, double glazed door to rear garden. Door to garage. Built in cupboard.

First Floor Landing

Double glazed window to side.

Bedroom 1 12'7" into bay and including robes x 9'8"



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

Bedroom 2 10'6" x 7'6"



Double glazed window to rear and radiator.

Bedroom 3 7'6" x 7'6"



Double glazed window to rear and radiator.

Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit and panel bath with mains shower over, chrome ladder style radiator, tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a garden with driveway, an attached garage and to the rear a superb garden laid mainly to lawn with a patio area and established shrubs.

Council Tax Band

The Council Tax Band is Band B.

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:-

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.

Important Notice Part 2

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.

Sea Road Viewings

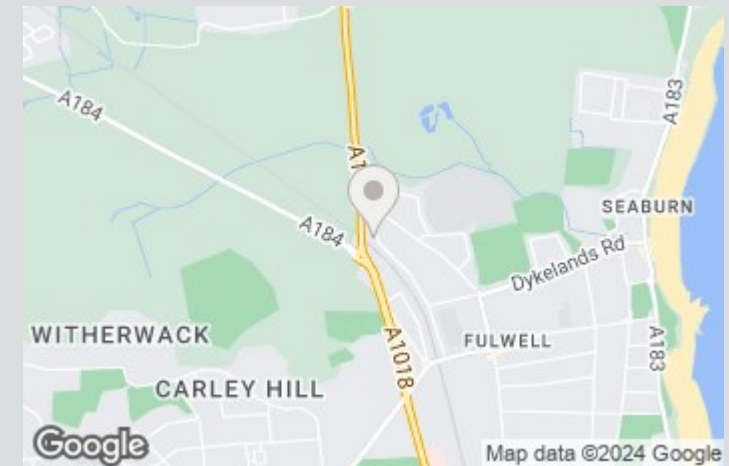
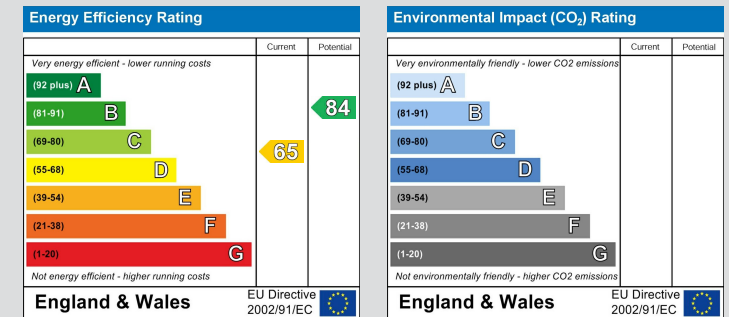
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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