









Situated in a highly desirable head of cul-de-sac position, this well presented three bedroom semi detached home with generous, secluded, west facing rear gardens which would allow a wrap around extension, subject to the appropriate planning permission, offers a comfortable living space ideal for families. Comprising entrance porch, reception hall, lounge, dining room, kitchen, separate utility, three bedrooms and a bathroom, the property benefits from gas central heating, double glazing and boasts some sea views from first floor level.

Just a short walk from excellent schools, Seaburn Metro Station and Sea Road shopping centre, the property is also well placed for Thompson Park and major routes into the City centre, to the A19 and Newcastle upon Tyne. Walking distance from the Sea Front with Blue Flag beaches, this superb home should prove to be very popular indeed and must be viewed to be fully appreciated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Reception Hall



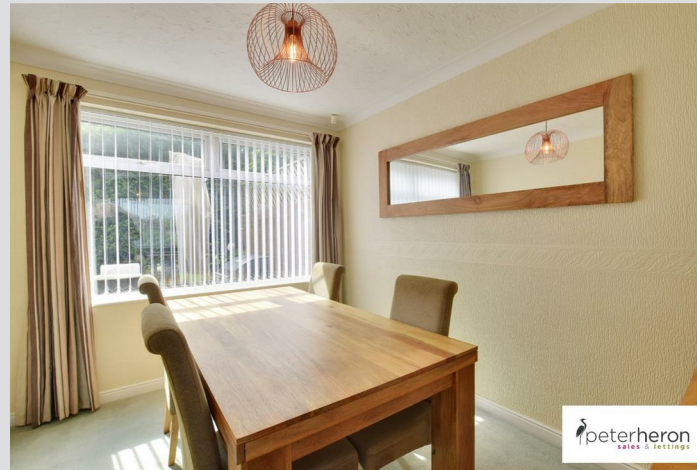
Double radiator, staircase to first floor landing, storage cupboard.

Lounge 11'8" plus bay x 11'4"



Double glazed bay window to front, electric fireplace with feature surround and hearth, opening through into

Dining Room 10'7" x 8'7"



Double glazed window and single radiator.

Kitchen 11'3" x 8'10"



Base and eye level units with working surfaces incorporating sink and drainer unit, integrated double oven and hob with extractor hood, tiled splashbacks, double glazed window, tile effect flooring, double radiator.

Utility 8'5" x 8'7"



Base and eye level units with working surfaces, tiled flooring, double glazed window and door to rear.

First Floor Landing

Double glazed window.

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

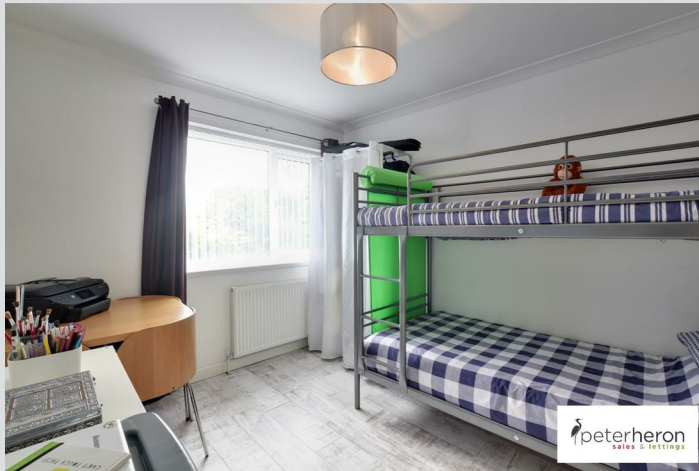
MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'11" x 11'8" into fitted robes



Double glazed window, single radiator, wood effect laminate flooring and fitted sliding door wardrobes.

Bedroom 2 10'7" x 8'11"



Double glazed window, single radiator and wood effect laminate flooring.

Bedroom 3 7'8" x 8'8"



Double glazed window, single radiator, storage cupboard and wood effect laminate flooring.

Bathroom



Contemporary suite comprising of a low level WC,

washbasin vanity unity and bath with overhead shower and glass screen - white suite, column radiator, double glazed window and wood effect laminate flooring.

Outside



Block paved driveway to the front providing off street parking leading to attached GARAGE, gate to the side leading through to delightful generous south west facing gardens to the rear comprising lawned area and lovely timber decked seating area.

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.

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

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

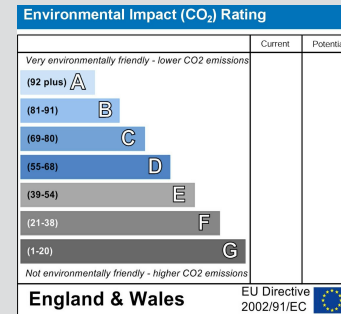
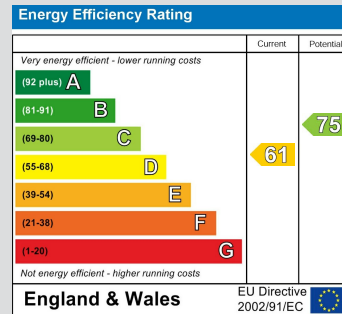
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

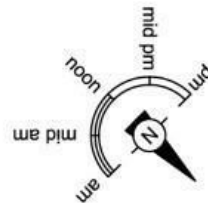


Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor
Approximate Floor Area
(45.38 sq.m)



First Floor
Approximate Floor Area
(38.57 sq.m)

24 Broomshields Close