









Boasting generous south west facing gardens to the rear, this popular style two bedroom bay window semi sits within this fashionable street set within the heart of Seaburn and close to Sunderland's magnificent coastline with its Blue Flag beaches.

With a lovely open plan arrangement to the ground floor, the property features a lounge, dining room, kitchen and conservatory and at first floor level has two double bedrooms and a modern shower room with under floor heating. Benefiting from gas central heating and UPVC double glazing, the property also has additional gardens to the front with a block paved drive.

Walking distance from good schools, Sea Road shopping centre and an extensive range of coastal amenities, this is a lovely home ideal for those searching for a "Turnkey" living space.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to hall.

Entrance Hall

Wood effect laminate flooring, door to lounge.

Lounge 12'5" x 13'2"



Plus UPVC double glazed bay window to front, Plasma design electric App controlled fireplace, wood effect laminate flooring, double radiator, open plan to dining room.

Dining Room 7'9" x 8'2"



Wood effect laminate flooring, double radiator, sharing open plan arrangement with the kitchen.

Kitchen 7'3" x 7'9"



With a selection of base and eye level units with wood effect working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, space for gas

cooker, overhead extractor hood, plumbing for automatic washing machine and dishwasher, UPVC double glazed window overlooking spacious gardens to the rear, wall mounted gas combination boiler serving hot water and radiators, space for fridge freezer, UPVC double glazed door to side, wood effect laminate flooring from dining room. Single glazed door to conservatory.

Conservatory 8'0" x 7'3"



Laminate flooring, UPVC double glazed door leading out into rear gardens.

First Floor Landing

UPVC double glazed window to side, access point to loft.

Bedroom 1 (front) 12'10" x 15'7"



Maximum dimensions into bay with UPVC double glazed window to front, recess to side with second UPVC double glazed window and bulk head cupboard, single radiator.

Bedroom 2 (rear) 10'4" x 8'11"



UPVC double glazed window to rear, single radiator.

Bathroom



Low level WC, wall mounted washbasin, large walk in shower enclosure - attractive white suite with tiled walls, tiled floor with under floor heating, large chrome heated towel rail, wall mounted extractor unit, UPVC double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Laid to lawn gardens to the front, block paved drive with timber gates providing accessing through to spacious lawned gardens to the rear which enjoy a south westerly aspect and feature established lawns and a raised Composite decked seating area capturing sunshine all day long perfect for Alfresco dining and entertaining. Cold water supply.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1954 and the Ground Rent is £6 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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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

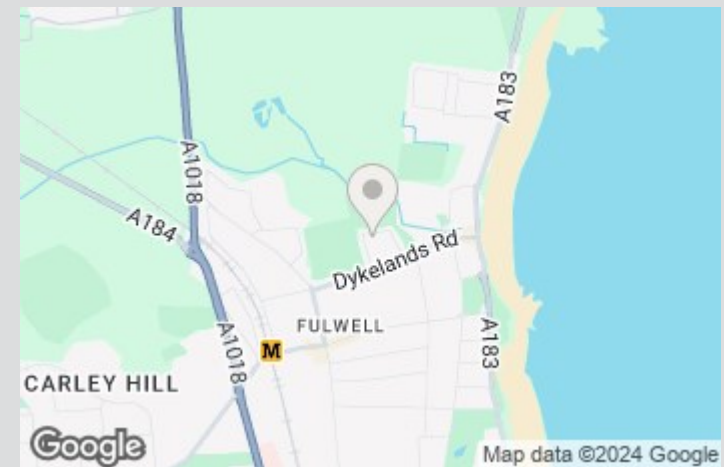
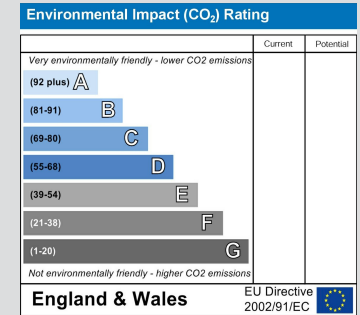
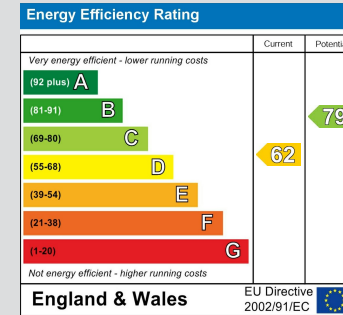
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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