









A stunning three bedroom semi detached home with a wonderful open plan living space and immaculate decor throughout whilst boasting south west facing gardens to the rear.

Internal accommodation comprises entrance porch, reception hall, living room with media wall, open plan kitchen and dining room with French doors out into rear gardens, three first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property has a floored loft and sits upon a quite pedestrianised walkway to the front and has an open plan aspect at the rear.

Well placed for the Coast, City Centre and A19, the property is also within easy reach of Sea Road shopping centre, Southwick Green and Seaburn Metro station. Internal inspection is guaranteed to impress all!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite double glazed door to

Reception Hall



Spingle balustrade staircase, double radiator, understairs storage cupboard, Herringbone design wood effect laminate flooring, oak door to lounge.

Lounge 10'10" x 13'7"



Media wall, recessed shelving with ambient lighting and timber panelled walls. UPVC double glazed oriel bay window to front, double radiator, coved cornice to ceiling, Herringbone design wood effect laminate flooring, open plan to dining room.

Dining Room 8'11" x 8'4"



Wood panelled feature wall, Herringbone design wood effect laminate flooring, UPVC double glazed French doors leading out into rear west facing timber decked seating area, open plan to kitchen.

Kitchen 8'8" x 8'3"



A good selection of base and eye level units with stone coloured working surfaces and upstands incorporating a single drainer stainless steel sink unit with pedestal mixer taps, integrated appliances include a four burner gas hob, built under electric oven, tempered glass splashback with overhead extractor hood, fridge freezer, space and plumbing for automatic washing machine and a cupboard discreetly concealing a wall mounted gas combination boiler serving hot water and radiators. Herringbone design wood effect laminate flooring, UPVC double glazed window to rear, breakfast bar, peninsula which separates the dining room from the kitchen area.

First Floor Landing

Access point to fully floored loft via slingby aluminium ladder.

Bedroom 1 (front) 9'3" x 14'2"



Incorporating walk in wardrobe, UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 9'4" x 8'8"



UPVC double glazed window to rear, single radiator, free standing wardrobes.

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 3 (front) 9'8" x 7'8"



Cabin bed, UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with contemporary style Rainforest shower and folding glass screen - attractive white suite with wall and floor tiles, UPVC double glazed window to rear, ladder design heated towel rail, illuminated mirror.

Outside



Laid to lawn gardens to the front off pedestrianised walkway, enclosed west facing courtyard to the rear with a raised timber decked seating area, accessed directly from the dining room and also featuring a brick store with timber cladding and a pedestrian gate providing access out into the rear courtyard for parking.

Council Tax Band

The Council Tax Band is Band A.

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.

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

Sea Road Viewings

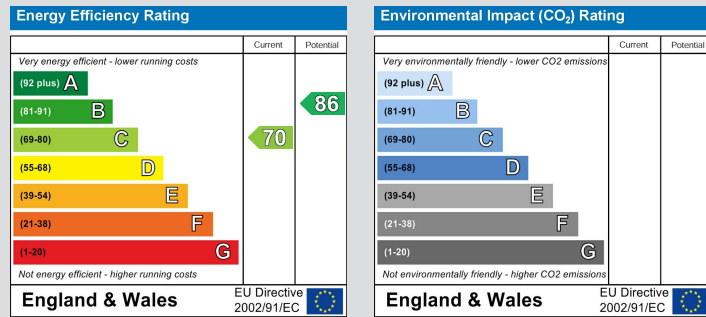
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

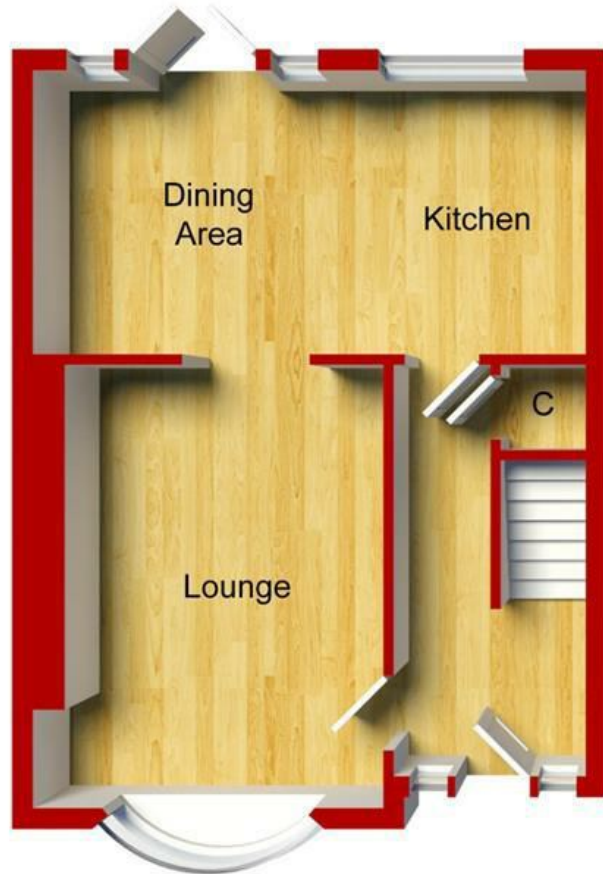
Ombudsman

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

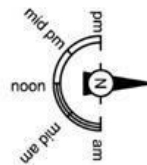
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(35.74 sq.m)



First Floor
Approximate Floor Area
(36.26 sq.m)



25 Exmouth Street