















An extended three double bedroom semi-detached home, providing spacious and attractive accommodation within the highly sought after Seaburn Dene Estate. Internally the well presented interior is accessed via an entrance porch connecting through to a lobby with staircase to the first floor. There is a lounge to the front with a bay window and feature fireplace that connects through to a dining room. Completing the ground floor is a modern fitted breakfasting kitchen and a delightful conservatory. On the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. The property benefits from gas central heating, UPVC double glazing, a small block-paved driveway, an integral garage and a wonderful low maintenance garden to the rear. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. Viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Porch

There are double glazed windows and an inner door leading through to the lobby.

### Lobby

With a radiator, a staircase to the first floor and a door to the lounge.

### Lounge 14'9" into bay x 12'5" into alcove



With a double glazed bay window to the front, a radiator, an attractive feature fireplace and the living room opens through into the dining room.

### Dining Room 12'5" x 8'1"



With a radiator, a door to the kitchen and a double glazed patio style door to the conservatory.

### Breakfasting Kitchen 13'1" x 6'10" + 8'4" x 6'4"



The kitchen is fitted with an excellent range of modern wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space is provided for the inclusion of a cooker, fridge freezer, a dishwasher and a washing machine, there is a double glazed window to the rear, a double glazed door to the rear garden, a radiator, built in cupboard and a door providing access to the garage.

### Conservatory 12'9" x 7'10"



A delightful conservatory that has a double glazed French door leading out to the rear garden, double glazed windows and a radiator.

### First Floor Landing

With a double glazed window to the front and an airing cupboard providing storage space and housing the central heating boiler, there is also a loft access hatch with a pull down ladder, a floored and plastered loft space with a Velux window, doors from the landing connect off to the three bedrooms and bathroom.

### Bedroom 1 13'0" into bay x 9'10"



Double glazed bay window to the front and a radiator.

### Bedroom 2 10'0" x 9'2" max measure inc fitted robe



Double glazed window to the rear, radiator and fitted mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'1" x 10'7" measure not inc recess with shower ar



This room has two double glazed windows to the rear, a radiator and a step in shower cubicle with a mains fed shower.

## Bathroom



A contemporary suite with a low level WC, pedestal wash hand basin and panel bath with a spa feature and shower attachment, there are attractive tiled walls and floor, chrome ladder style radiator and a double glazed window.

## Outside



There is a small block paved driveway to the front and to the rear a delightful low maintenance garden with artificial grass, patio and a decked area.

## Garage 16'0" x 7'2"

The garage has an up and over access door as well as an internal door providing access to the breakfasting kitchen.

## Note from owner

We have been advised from the owner that this property benefits a new boiler and fire installed this year.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band C.

## 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:-

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## 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.

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## Sea Road Viewings

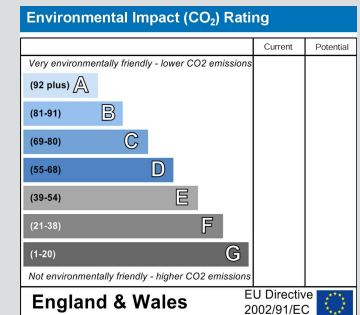
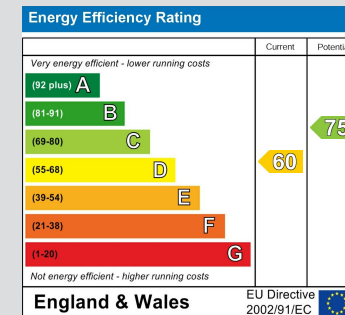
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

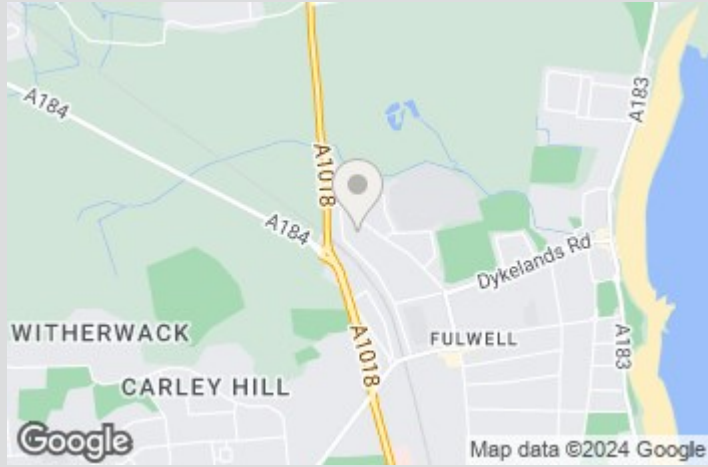
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