









With an imposing position boasting superb coastal views and nestled within a highly desirable street in the heart of Seaburn, this popular style Pre-War bay window semi detached home offers the perfect opportunity to families who wish to live in this highly sought after location. The property internally comprises reception hall, lounge, dining room, kitchen, three bedrooms and a bathroom and boasts wonderful mature south facing gardens to the rear, a garage to the side and additional gardens with a drive to the front. Quietly situate within this small cul-de-sac set just a stones throw from the Sea Front and its award winning Blue Flag beaches, this superb property, with huge potential, is perfect for all amenities and is available with no upward chain!! Immediate internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, understairs storage cupboard and radiator.

Lounge 10'11" plus bay x 13'6" into recess



Double glazed bay window to front, radiator and feature gas fireplace with surround.

Dining Room 11'6" x 10'11"



Double glazed sliding patio doors to rear and radiator. Archway through to

Kitchen 10'11" x 8'11"



Wall and base units with work surfaces over incorporating sink and drainer unit, space for cooker, space for washing machine, space for dishwasher, double glazed window to rear. Understairs storage cupboard.

Utility 8'7" x 8'5"



Base units with work surfaces over, space for washing machine. Door to the rear gardens. Access to garage.

First Floor Landing

Double glazed window. Access to loft via loft hatch and radiator.

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 10'11" plus bay x 11'7" into fitted wardrobes



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

Bedroom 2 10'11" x 11'8" into fitted wardrobes



Double glazed window to rear overlooking gardens, radiator and fitted wardrobes.

Bedroom 3 8'10" x 7'10"



Double glazed window to front and radiator.

Bathroom



Washbasin and panel bath with overhead shower tiled walls, double glazed window.

Separate WC



Low level WC, tiled walls and double glazed window.

Outside



Landscaped gardens to front with driveway leading to attached GARAGE whilst to the rear south facing well presented garden with patio 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

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

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

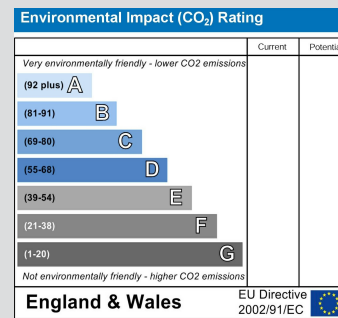
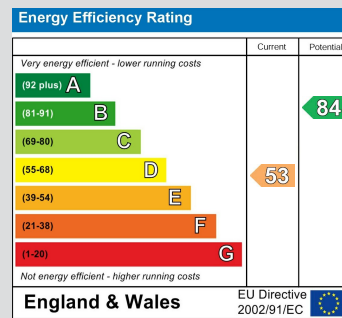
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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

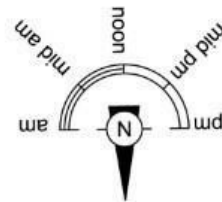
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(44.86 sq.m)



First Floor
Approximate Floor Area
(45.23 sq.m)



3 Seaburn Hill