

Enjoying a popular spot on Dunmore Avenue in the highly regarded suburb of Seaburn, this surprisingly spacious 5 bedroom semi-detached family home presents an exceptional opportunity for those seeking spacious and versatile living within close proximity to good schools. With five generously sized bedrooms and two well-appointed bathrooms, this property is perfect for families of all sizes.

One of the standout features of this home is the extended living space provided by a thoughtfully designed annexe. This additional area is ideal for a teenager seeking independence, a home office for remote work, or even accommodation for older relatives. The annexe includes a convenient shower room with a jack and jill door, enhancing its practicality.

Set on a desirable corner plot, the property boasts beautifully maintained gardens to the front, side, and rear, creating a lovely outdoor space for relaxation and play. The presence of two driveways ensures ample off-street parking, a rare find in Seaburn!

Inside, the home is equipped with double glazing and a modern combi gas central heating system, ensuring comfort throughout the seasons. The recently refitted kitchen is a highlight, offering a stylish and functional space for culinary enthusiasts. The master bedroom features an en suite, providing a private retreat, while the lounge, complete with a log burner, promises warmth and cosiness during the winter months.

Situated in a highly sought-after coastal setting, this property is just a short stroll from the award-winning coastline, where you can enjoy the vibrant bars and restaurants that line the shore. The location is also well-served by reputable schools, local shops, and excellent transport links, including bus services to Sunderland City Centre and Seaburn Metro station, making it easy to explore the wider region.

This home is a perfect blend of comfort, convenience, and potential, making it an ideal choice for families and individuals alike!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Vestibule

Inner UPVC door to hall.

## Reception Hall



Radiator and stairs to first floor with storage under.

## Lounge 19'9" x 10'11"



Double glazed bay window to front, 2x radiators and wood burning stove. Open plan into dining area and kitchen.

## Dining Area 9'7" x 8'7"



6 seater built in breakfast bar, wine fridge and pantry cupboard. Opening into kitchen.

## Kitchen 18'7" x 7'8" plus 10'7" x 8'5"



Range of wall and base units with countertops over

incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated double oven and electric hob. 2x Velux windows, double glazed window and UPVC French doors to rear.

## Utility 7'3" x 5'7"



Wall and base units with countertops over incorporating single bowl sink and drainer. Integrated dishwasher. Space for American style fridge freezer, washing machine and tumble dryer. Composite door to rear. Door to Shower room

## Shower Room



Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail. Door to bedroom 5.

## Bedroom 4 13'6" x 10'2"



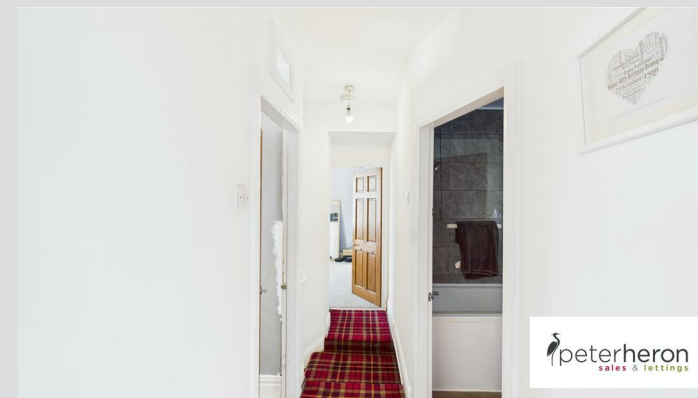
Double glazed bay window to front, column radiator, base units with countertops over incorporating single bowl sink and drainer unit with mixer tap. Door to bedroom 5.

## Bedroom 5 13'1" x 9'10"



2x double glazed windows to rear and built in wardrobes.

## First Floor Landing



Access point to loft.

## Bedroom 1 14'6" x 8'10"



Double glazed bay window to front, double glazed window to rear and radiator. Door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



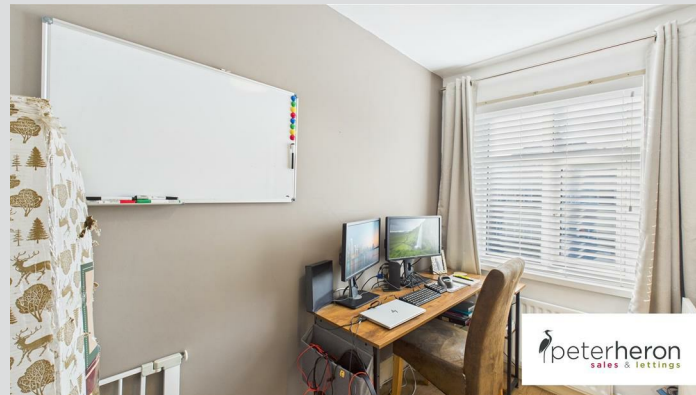
Low level WC, washbasin set into vanity unit and walk in shower cubicle.

## Bedroom 2 12'6" x 10'8"



Double glazed bay window to front and radiator.

## Bedroom 3 10'2" x 6'4"



Double glazed window to rear and radiator.

## Study 9'4" x 5'4"



Double glazed window to front, radiator and storage cupboard.

## Family Bathroom



Low level WC, washbasin set into vanity unit, bidet and bath with shower over, double glazed window.

## Outside



Driveway to the front providing off street parking for numerous cars. Spacious rear garden with lawned area, artificial lawn and decked seating area.

## Council Tax Band

The Council Tax Band is Band C.

## Important Notice - Particulars

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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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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

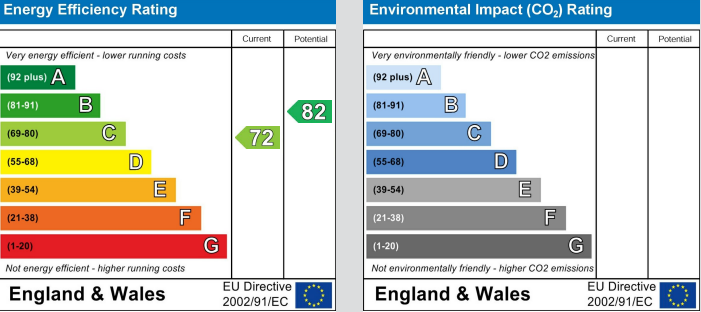
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.





Floor 0

**Approximate total area<sup>(1)</sup>**  
133.6 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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