









Occupying a favourable position at the head of a cul-de-sac adjacent with The Dene, this very well maintained and tastefully decorated four bedroom bay window semi with spacious west facing gardens to the rear offers the perfect opportunity for those families who wish to live within the highly fashionable Seaburn Dene Estate.

Enjoying a quiet situation the property has attractive internal decor throughout comprising an entrance porch, reception hall, lounge, dining room, conservatory, extended kitchen, four first floor bedrooms and a larger family bathroom whilst features of note include gas central heating, UPVC double glazing, landscaped gardens to the front together with a drive and integral garage with remote control door.

This light and airy property is ideal for those who wish to be within easy walking distance of good schools and the superb amenities within the fashionable suburbs of Fulwell and Seaburn whilst its close proximity to The Dene makes it perfect for dog walkers and family's with children who can enjoy the lovely open space and wonderful walks. Sunderland's magnificent coastline is within easy reach with its award winning Blue Flag beaches and so too is the City Centre and wider North East region. Immediate internal inspection should be considered essential as considerable interest is anticipated in this fine home! Carpets and blinds included.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Tiled floor, part glazed Georgian design door to

Reception Hall

Spindle balustrade staircase, double radiator.

Lounge 11'9" x 14'7"



Into UPVC double glazed bay window to front taking in views of the dene, single radiator, gas fire with marble surround, insert and hearth, coved cornicing to ceiling. Open plan to

Dining Room 8'10" x 10'3"



Single radiator, coved cornicing to ceiling, double French doors to

Conservatory 9'1" x 11'8"



Tiled floor, two single radiators, ceiling light and fan, UPVC

double glazed door leading out into west facing rear gardens.

Kitchen 9'10" x 15'4" maxim dimenions



Range of base and eye level units with granite coloured working surfaces incorporating a single drainer stainless steel sink unit with pedestal mixer tap, glass fronted illuminated display cabinets with glass shelving, electric plinth heater and cooler, tiled splashbacks, worktop lighting, rangemaster Toledo Range oven with overhead extractor hood, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, integrated fridge freezer, integrated dishwasher, integrated washing machine, space for integrated tumble dryer. Built in storage cupboard with space for microwave oven, interconnecting door to garage, UPVC double glazed windows to rear and door leading out into wonderful rear enclosed gardens.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 17'3" x 14'7"



Into bay with UPVC double glazed windows to front with

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MAIN ROOMS AND DIMENSIONS

views extending across The Dene, second UPVC double glazed window to front, single radiator x2.

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



UPVC double glazed window to rear, single radiator, laminate flooring.

Bedroom 3 (front) 6'4" x 13'0"



Maximum dimensions into alcoves, UPVC double glazed oriel bay window to front, single radiator, laminate flooring.

Bedroom 4 (rear) 6'4" x 8'11"



UPVC double glazed window to rear, laminate flooring, single radiator.

Family Bathroom 6'8" x 7'6"



Low level WC with concealed cistern, washbasin vanity unit with cupboards under and pedestal mixer tap, panel bath with overhead Rainforest shower and secondary riser together with glass screen - attractive white suite with wall and floor tiles, fitted cupboards and additional shelving, illuminated mirror, extractor fan, LED downlights, ladder design heated towel rail, UPVC double glazed window to rear with electric shaving socket.

Outside



Landscaped gardens to the front with a block paved drive leading to integrated GARAGE with electric remote control roller shutter door, please note there is additional space to the front garden which would allow for additional off street parking. Generous gardens to the rear with a wonderful westerly aspect and manicured lawns together with attractive borders and a wonderful patio seating area accessed directly from the conservatory and kitchen. In addition, there is a large storage shed which could even be adapted into a space as a home office.

Garage 18'5" x 7'0"

Understairs storage cupboard, hot and cold water supply, electric, lights and sockets, interconnecting door to kitchen.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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

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MAIN ROOMS AND DIMENSIONS

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. 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

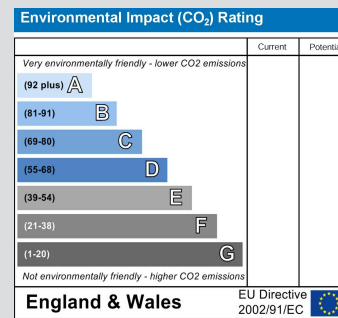
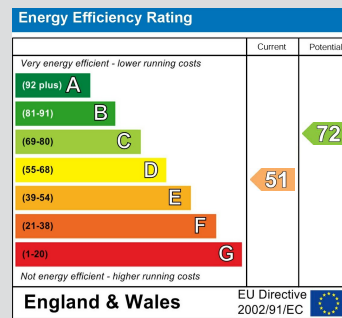
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



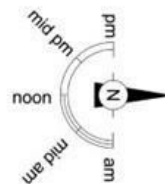
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Ground Floor
Approximate Floor Area
(48.95 sq.m)

First Floor
Approximate Floor Area
(49.34 sq.m)



45 Grizedale Court