









This popular style bay window two bedroom semi detached home with delightful gardens to the rear, offers an excellent opportunity to both first time buyers and those looking to downsize. The property offers comfortable living accommodation which is economic to run and easy to maintain and features a light and airy living space that is literally ready to move into!

Internal accommodation comprises entrance lobby, lounge with open plan dining room, kitchen, two double size first floor bedrooms and a recently refitted bathroom, whilst features of note include gas central heating and UPVC double glazing. A drive to the front provides off street parking for up to two cars and there is also space to the side which would allow for an extension (subject to the appropriate planning approval), whilst to the rear spacious landscaped gardens offer a perfect space for alfresco dining and somewhere to sit in the afternoon in the sun.

Located at the popular Shields Road end of the street, the property is well placed for all urban amenities set within this highly fashionable coastal estate know as Seaburn Dene, which is within easy reach of Sea Road shopping centre, the Sea Front with its award winning Blue Flag beaches and Seaburn Metro station. Carrying a very competitive asking price, this superb home is guaranteed to create a stir and therefore immediate internal inspection should be considered essential to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Lobby

Staircase to first floor.

### Lounge 16'0" x 12'1"



UPVC double glazed bay window to front, column radiator, coved cornice to ceiling, fireplace with feature surround, insert and hearth. Archway through to

### Dining Room 7'10" x 6'10"

UPVC double glazed French doors to rear garden.

### Kitchen 7'10" x 7'6"



Wall and base units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, space for cooker, space for washing machine, laminate flooring, UPVC double glazed window to rear.

## First Floor Landing

### Bedroom 1 15'5" x 13'5"



UPVC double glazed bay window to front

### Bedroom 2 10'5" x 8'10"



UPVC double glazed to rear.

## Bathroom



Recently refitted suite comprising of low level WC with concealed cistern and vanity washbasin with cupboards under, and panel bath with glass screen and overhead shower - white suite, tiled walls, UPVC double glazed window and heated towel rail.

## Outside



A drive to the front provides off street parking for up to two cars, whilst to the rear spacious landscaped gardens offer a perfect space for alfresco dining and somewhere to sit in the afternoon in the sun.

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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

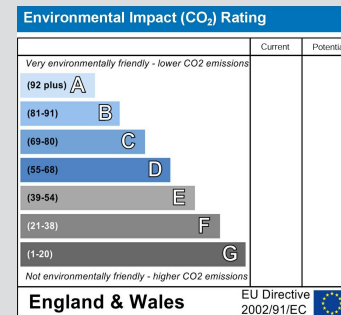
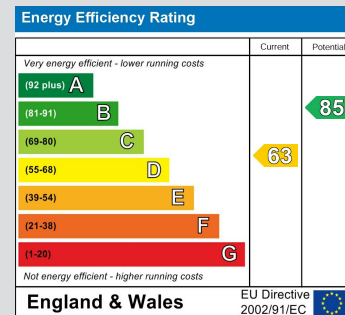
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

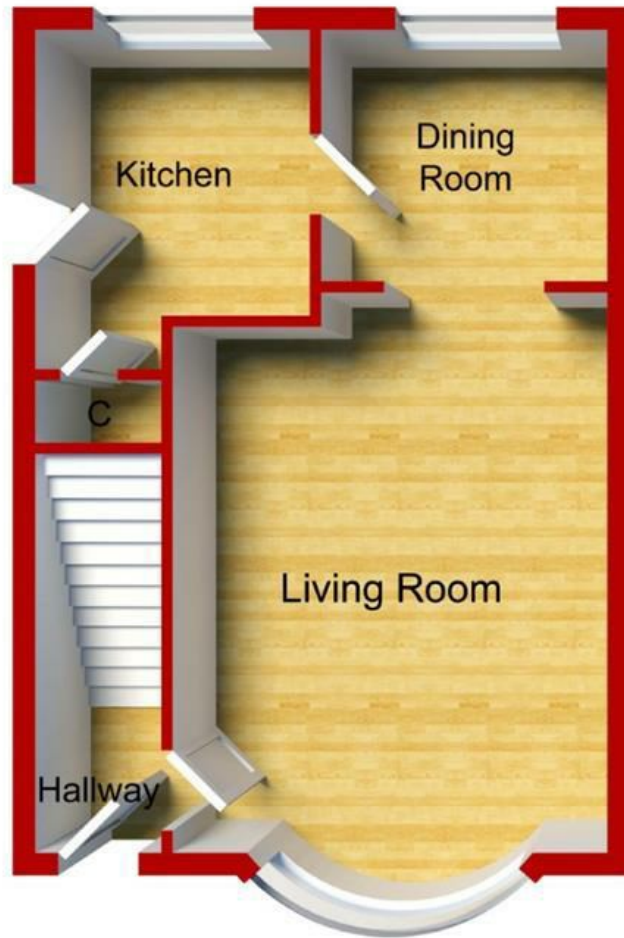
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

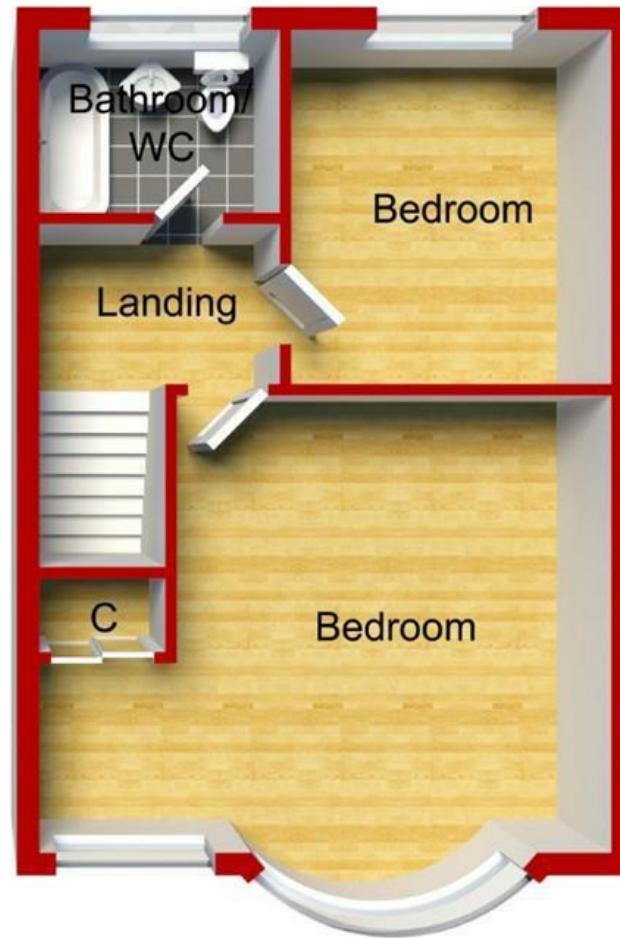
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Ground Floor



First Floor

45 Kentmere Avenue