









Finished to a very good standard throughout and boasting a fresh, contemporary theme, being perfect for first time buyers, this delightful two bedroom bay window semi detached home with south facing gardens to the rear, offers a comfortable living space in a sought after coastal location in the ever fashionable Seaburn Dene Estate.

Comprising an entrance porch, hall, lounge, dining room, kitchen, utility, two first floor bedrooms and a bathroom, the property benefits from gas central heating, UPVC double glazing and has a double drive to the front and a large garage to the side.

Situated opposite Monkwearmouth Academy and Seaburn Dene Primary School, the property is perfectly placed for a good range of amenities including Sea Road shopping centre, Seaburn Metro Station and the sea front with its outstanding Blue Flag beaches. A delightful home and sure to impress all who view, immediate viewing is highly recommended as considerable interest is anticipated.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to entrance porch.

Entrance Porch

Wood effect laminate flooring, double glazed UPVC door to hall.

Entrance Hall

Single radiator, laminate flooring, glazed door to lounge.

Lounge 12'5" x 15'4" into bay



UPVC double glazed bay window to front, wall mounted Plasma design gas fire, wood effect laminate flooring, double radiator, open plan to dining room.

Dining Room 7'9" x 8'1"



Wood effect laminate flooring, UPVC double glazed French doors to rear elevation provided access out to rear gardens, single radiator.

Kitchen 7'2" x 6'11"



Selection of base and eye level units with granite coloured working surfaces, and upstand incorporating a single drainer sink unit with pedestal mixer tap, integrated appliances include a electric halogen hob with over head extractor hood and built under double electric oven, integrated microwave and slimline dishwasher, floor tiles, UPVC double glazed window to rear elevation overlooking gardens, space for fridge freezer, glazed door to utility.

Utility 7'1" x 7'7"



UPVC double glazed window to rear elevation, UPVC door, tiled floor, space and plumbing for automatic washing machine and a tumble dryer, fitted base units, interconnecting UPVC door to garage.

First Floor Landing

UPVC double glazed window to side elevation, access point to loft, built in cupboard, fitted shelving.

Bedroom 1 (front) 15'6" x 13'0" into bay



UPVC double glazed windows to front elevation, built in bulk head cupboard, fitted wardrobes with sliding doors, wood effect laminate flooring, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 9'1" x 10'2"



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

Bathroom



Low level WC, washbasin set into vanity unit, with drawers

under, circular bowl with pedestal mixer tap, double ended panel bath with overhead rain forest shower and second hand held shower attachment - attractive white suite with marble effect wall and floor tiled, UPVC lined ceiling, LED downlights, UPVC doubler glazed window to rear elevation, ladder design heated towel rail.

Outside



Double drive to the front, garage to side, enclosed gardens to the rear enjoying a southerly aspect with raised lawns and a large patio seating area accessed directly from the dining room, external cold water supply.

Garage 7'8" x 17'1"

Remote control electric roller shutter door, wall gas combination boiler serving hot water and radiators, interconnecting door to kitchen utility.

Council Tax Band

The Council Tax Band is Band B

Tenure Freehold

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

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

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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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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

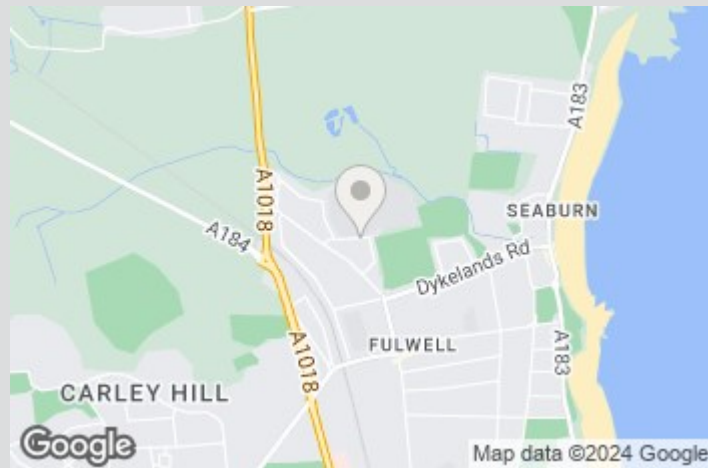
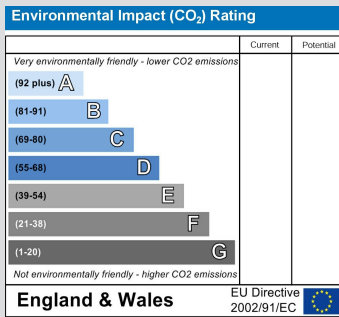
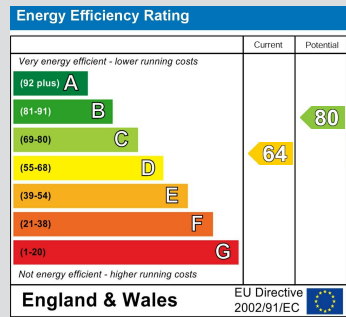
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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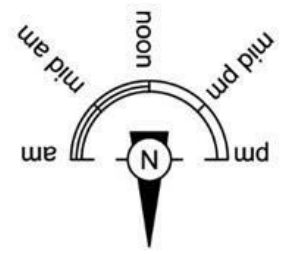
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Ground Floor
Approximate Floor Area
(36.66 sq.m)



First Floor
Approximate Floor Area
(31.17 sq.m)



48 Torver Crescent