

An extended and beautifully appointed four / five bedroom semi-detached home within the highly sought after Seaburn Dene Estate. Internally the stylish and much improved accommodation includes an entrance porch, lobby with staircase to the first floor and an attractive lounge with bay window and feature fireplace. At the rear there is a fabulous open plan dining kitchen, fitted with an excellent range of units, luxury worksurfaces and two sets of French doors to the rear garden. There is a versatile room currently used as the fifth bedroom with a Jack & Jill wet room/wc that can also be accessed from the kitchen. On the first floor there are four bedrooms, one with an en-suite wash room/wc and a modern family bathroom/wc. The property benefits from gas central heating, UPVC double glazing and delightful low maintenance gardens to the front and rear. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed window and double glazed inner door to

## Lobby

Staircase to the first floor. Doors to the lounge and bedroom five/family room.

## Lounge 14'11" into bay x 12'4" into alcove



4.55 into bay x 3.76 into alcove

## Dining Kitchen 13'2" x 15'5" plus 11'9" x 6'4"



Fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating inset sink unit, integrated appliances include a dishwasher, space for range style cooker, American fridge freezer, washing machine and tumble dryer. Two sets of double glazed French doors leading out into rear garden. Two radiators, built in pantry, wall mounted boiler and a door to wet room.

## Jack & Jill Showerroom



Walk in shower cubicle, low level wc and hand wash basin set into vanity unit.

## Bedroom5/Family Room 12'4" x 6'4"



This versatile room is currently being used as a bedroom but would also be ideal as a family room. Double glazed bow window to front, radiator and door to Jack & Jill Shower Room.

## First Floor Landing

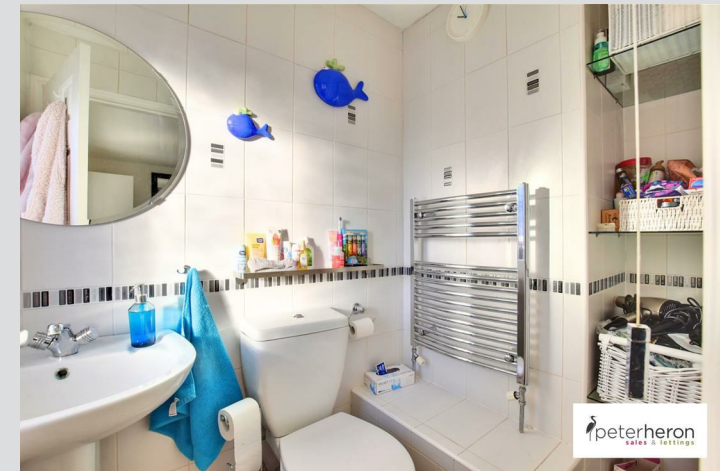
Access loft hatch with pull down ladder to partially floored out loft.

## Bedroom 1 12'5" into bay x 11'1" max including fitted robes



Double glazed bay window to front, radiator, fitted wardrobes and door to en-suite.

## En-Suite Washroom



Low level WC, pedestal washbasin, chrome ladder style radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'5" x 9'1"



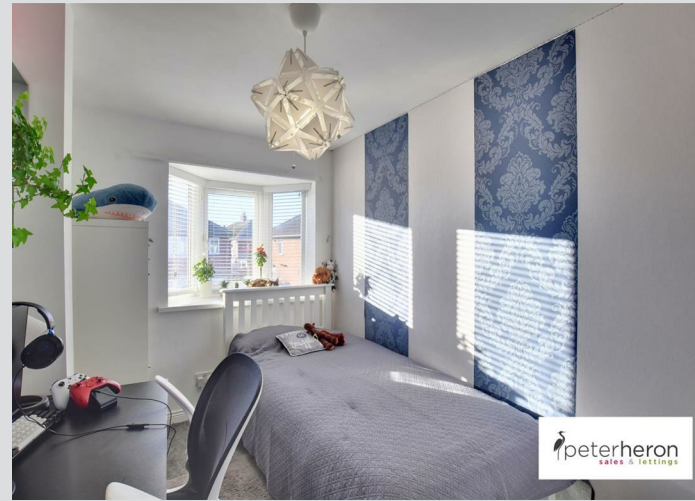
Double glazed window to rear and radiator.

## Bedroom 3 7'6" x 6'2"



Double glazed window to rear and radiator.

## Bedroom 4 10'2" x 6'11"



Double glazed bow window to front and radiator.

## Bathroom



Bath with waterfall shower, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed frosted window.

## Outside



Block paved area to the front and to the rear an attractive low maintenance garden featuring a shed.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band B.

## Important Notice

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verification is recommended.

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## Sea Road Viewings

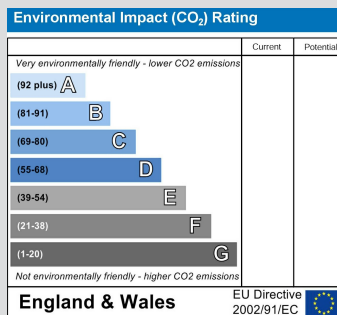
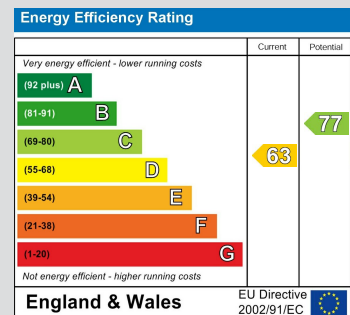
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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