









Boasting magnificent south west facing gardens to the rear whilst enjoying a convenient situation within easy walking distance of the coast, Seaburn Metro station, Sea Road shopping centre and good schools, this popular style three bedroom semi detached home finished to a beautiful standard throughout offers an exciting opportunity to those families who wish to live in this highly sought after residential district of the City. Internal accommodation comprises reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, attractive gardens to the front with a mature privet hedge, long drive to the side providing off street parking for numerous cars and a well proportioned detached garage with recently recovered rubber roof. Available with no upward chain, the property is sure to command a huge level of interest due to its superb location and immediate internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door to

## Reception Hall

Spindle balustrade staircase, single radiator, understairs storage cupboard with space for tumble dryer.

## Lounge 11'8" x 14'4"



Into bay with UPVC double glazed windows to front, single radiator, living flame gas fire with granite surround, insert and hearth, coved cornice to ceiling, arch through to

## Dining Room 8'11" x 10'6"

Double radiator, coved cornice to ceiling, UPVC double glazed French doors leading out into west facing gardens with integrated blinds.

## Kitchen 8'0" x 10'0"



A good selection of base and eye level units incorporating wood effect working surfaces, upstands and single drainer sink unit, integrated appliances include an electric hob with brushed steel splashback and overhead extractor hood, built under electric oven, fridge freezer, space and plumbing available for automatic washing machine. In addition there is

kick plate heater. Shelved pantry, single radiator, UPVC double glazed windows to the rear overlooking the magnificent gardens and door to side providing access to the driveway.

## First Floor Landing

Access point to partially floored loft via slingsby design aluminium ladders, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators.

## Bedroom 1 (front) 11'8" x 14'4"



Maximum width into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to front, single radiator.

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



UPVC double glazed window to rear, single radiator, fitted wardrobes.

## Bedroom 3 (front) 6'10" x 9'2"



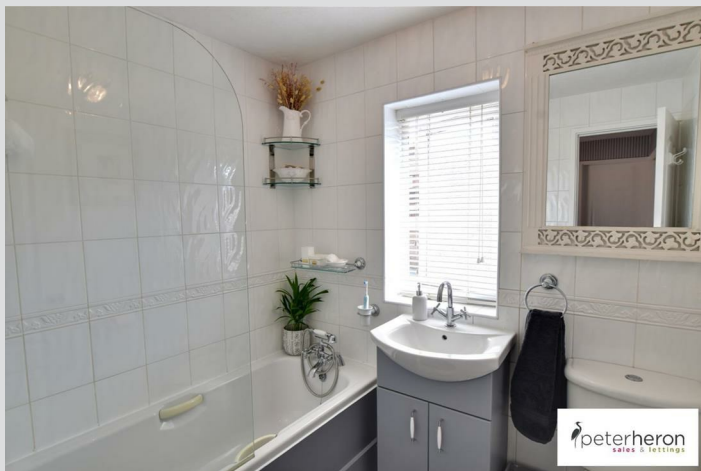
UPVC double glazed window to front, double radiator, laminate flooring, bulk head cupboard.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

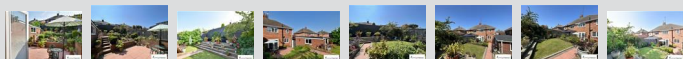
# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower and glass screen - attractive white suite with wall and floor tiles, UPVC double glazed window and double radiator.

## Outside



Landscaped gardens to the front with mature privet and drive providing off street parking for numerous cars and leading to detached brick GARAGE. Pedestrian gate to side providing access into magnificent landscaped gardens to the rear which enjoy terrace seating areas and a wonderful south westerly aspect. External cold water supply.

## Garage 8'2" x 16'9"

With an up and over door, UPVC double glazed window to side, timber framed window to rear.

## 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 Solicitor or Surveyor. 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 £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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## 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

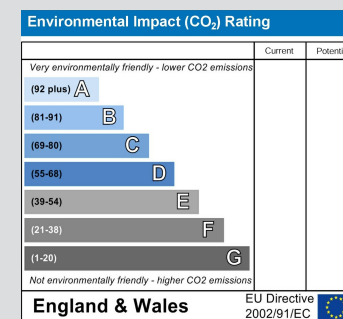
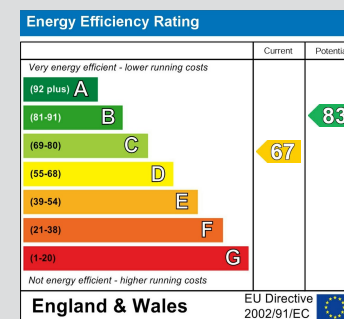
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

