









Sitting within the quiet section of Dent Street, between Atkinson Road and Browne Road, this larger than average two bed roomed mid terraced cottage offers well-proportioned living accommodation perfect for those who require a stair free home.

Available with no upward chain, the property offers a modern internal living space comprising of a reception hall, living room, kitchen with a separate utility, two bedrooms and a bathroom.

Externally there is a forecourt to the front and a generous enclosed courtyard to the rear with secure off-street parking accessed via an up and over door. Benefitting from gas central heating and UPVC double glazing, the property is perfect for those who wish to be in walking distance of an extensive range of local amenities, and is well placed for Sea Road shopping centre, local parks, award winning Blue Flag beaches, Seaburn Metro Station and major routes leading through to the City Centre and wider North East conurbation.

Highly desirable home which is sure to command a considerable level of interest, immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed feature door to

Entrance Lobby

With a part glazed door to the reception hall.

Reception Hall

With a radiator and a radiator cover, original corbels to ceiling.

Bedroom 1 (front) 14'7" x 14'2"



With covered corning to ceiling.

Bedroom 2 (rear) 11'1" x 6'11"



Single radiator, UPVC double glazed window to the rear elevation, and covered corning to ceiling.

Living Room 14'5" x 10'11"



UPVC double glazed window to rear elevation, double radiator and there is covered corning to the ceiling.

Kitchen 6'4" x 10'1"



Base and eye level units with wood effect working surfaces incorporating a single drainer 1 1/2 bowl sink unit with pedestal mixer tap, space has been provided for a gas cooker, overhead extractor hood, UPVC double glazed window to the side elevation, tiled splash back, plumbing for a slimline dishwasher, there is a double radiator, tiled effect laminate flooring, and LED downlights to ceiling.

Utility 9'10" x 6'5"



UPVC double glazed window to the side elevation, and a door providing access out into the large rear courtyard, the built in cupboard has a wall mounted gas combination boiler serving hot water and radiators, LED downlights to ceiling, single radiator and tile effect laminate flooring.

Shower Room



Low level WC with concealed cistern, wash basin set into vanity unit with cupboards under, large walk in shower enclosure- white suite with UPVC lined walls, laminate

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MAIN ROOMS AND DIMENSIONS

flooring, UPVC lined ceiling, wall mounted extractor unit and a UPVC double glazed window to the side elevation.

Outside



Large enclosed courtyard to the rear with raised timber decked seating area, secure off street parking accessed via remote control electric roller shutter doors.

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 A.

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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 £210.00 by Movewithus 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

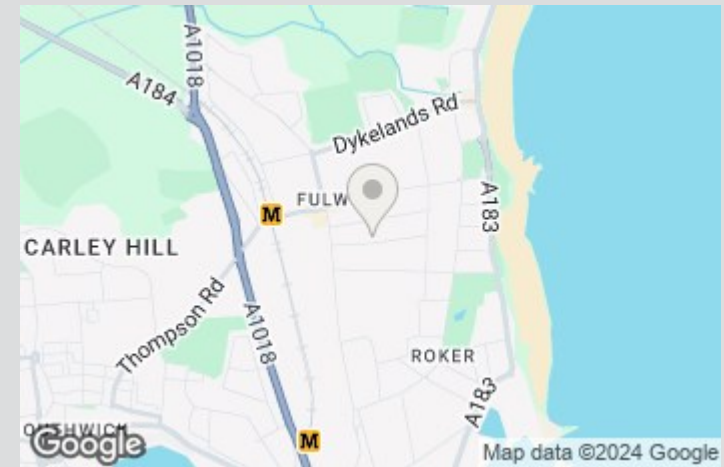
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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