

A rare opportunity to purchase this well appointed four bedroom semi detached home with south facing gardens to the rear in a convenient location set close to good schools and coastal amenities.

Internally, the property comprises entrance vestibule, hallway, lounge, dining area, conservatory, kitchen, four first floor bedrooms and a bathroom and features of note include UPVC double glazing and gas central heating together with a garage and drive to the front.

Perfectly placed for the sea front, Blue Flags beaches and the property is also close to Sea Road shopping centre and Seaburn Metro station. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite entrance door into vestibule.

## Entrance Vestibule

Inner UPVC door to hallway.

## Entrance Hall



Staircase to first floor and radiator. Door to lounge.

## Lounge 13'4" x 9'10" into bay



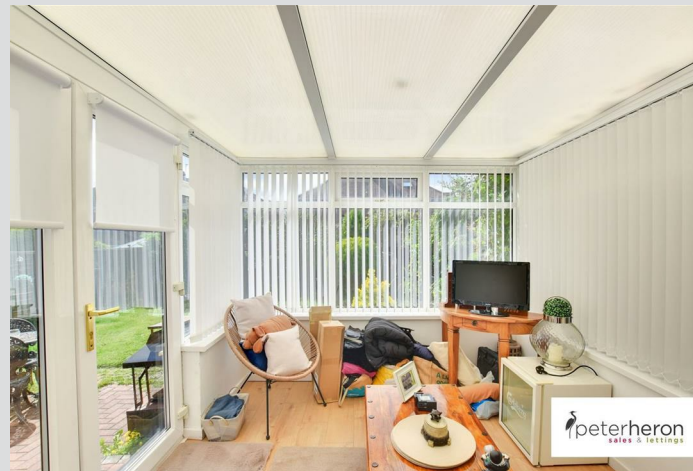
Double glazed bay window to the front elevation, electric fireplace and radiator. Open plan into dining area.

## Dining Area 10'5" x 10'4"



Radiator and double glazed UPVC sliding doors to conservatory.

## Conservatory 9'4" x 8'5"



Double glazed windows and double glazed UPVC French doors to rear garden.

## Kitchen 14'7" x 12'5" maximum



Featuring a range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for a washing machine, fridge freezer and cooker with overhead extractor hood. Radiator, UPVC door and 2 double glazed windows to the rear elevation. Door to garage.

## First Floor Landing

### Bedroom 1 11'1" x 10'2"



Double glazed bay window to the front and radiator.

### Bedroom 2 12'6" x 9'9"



Double glazed box bay window to rear elevation and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 20'6" x 7'7"



Double glazed window to front and radiator.

## Bedroom 4 14'9" x 6'0"



2 double glazed windows to the front and radiator.

## Shower Room



Low level WC, washbasin vanity unit with cupboards under, walk in shower, chrome heated towel rail and double glazed frosted window.

## Outside



Attractive front and rear gardens with a garage and driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor.

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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

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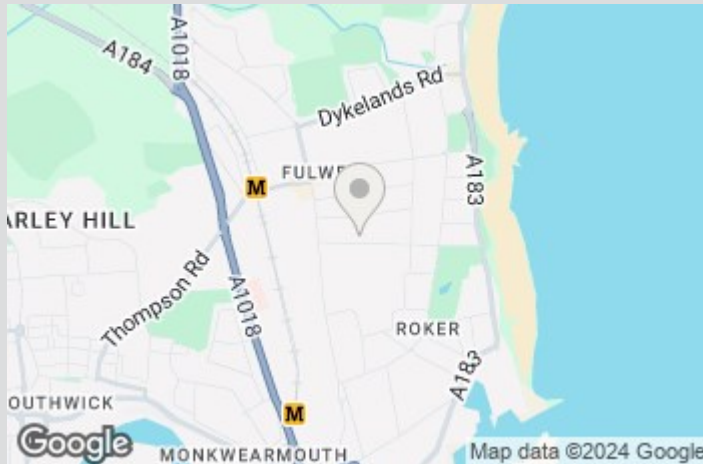
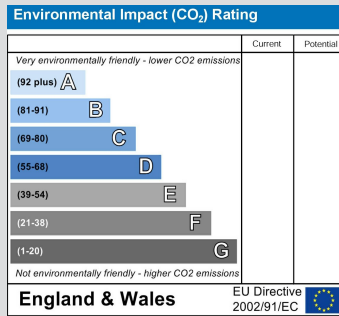
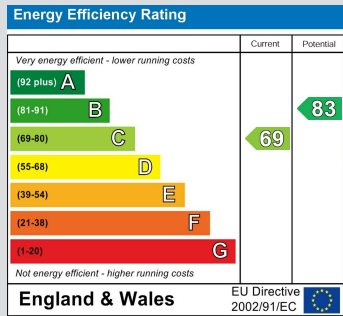
contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman Fst

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



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