









A beautifully appointed three bedroom semi-detached house, situated on Drayton Road within this highly regarded area of Seaburn. Internally the impressive accommodation includes an entrance porch, hall with staircase to the first floor and an attractive lounge with a bay window and feature fireplace. There is a fabulous breakfasting kitchen, opening through to a dining area and there is a delightful conservatory. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, an attached garage and a low maintenance garden to the rear. The property is ideally placed for local amenities, shops and schools as well as for the coastline and excellent transport connections. We highly advise arranging a viewing to appreciate the quality of accommodation and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Inner wooden door to hall.

Hall



Radiator and stairs to the first floor, and a door to the kitchen.

Lounge 12'4" x 10'0"



Double glazed bay window to the front, double radiator and a feature fireplace.

Breakfasting Kitchen 12'7" x 9'9"



Featuring a range of oak fronted wall and base units with modern counter tops over incorporating a single bowl range master sink and drainer unit with mixer tap, and a breakfast bar. Integrated appliances include an electric oven, electric hobs, cooker hood, microwave and a dishwasher. Space provided for a washing machine and a fridge freezer. Radiator, double glazed window to the rear, door to the garage and a storage cupboard.

Dining Area 11'2" x 9'5"



Double glazed French sliding doors to the conservatory, storage cupboard, vertical radiator, electric log burner, and the room is open plan into the lounge.

Conservatory 13'8" x 8'7"



Double glazed windows, double glazed UPVC French doors to the garden, and a radiator.

First Floor Landing

Double glazed frosted window.

Bedroom 1 13'4" x 8'11" to robes



Double glazed bay window to the front, radiator and built in mirror fronted sliding door wardrobes.

Bedroom 2 12'0" x 7'8"



Double glazed box bay window to the rear, radiator and built in sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'0" x 6'2"



Double glazed bay window to the front, radiator and fitted wardrobes.

Bathroom



Low level WC, washbasin set into vanity unit and a bath with overhead shower, double glazed frosted window and a radiator.

Outside



To the front there is a garden with a driveway, an attached garage and to the rear is a low maintenance garden.

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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Sea Road Viewings

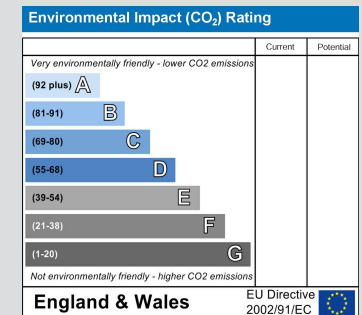
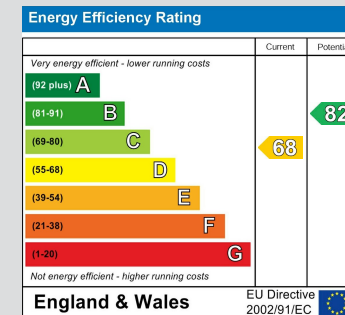
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

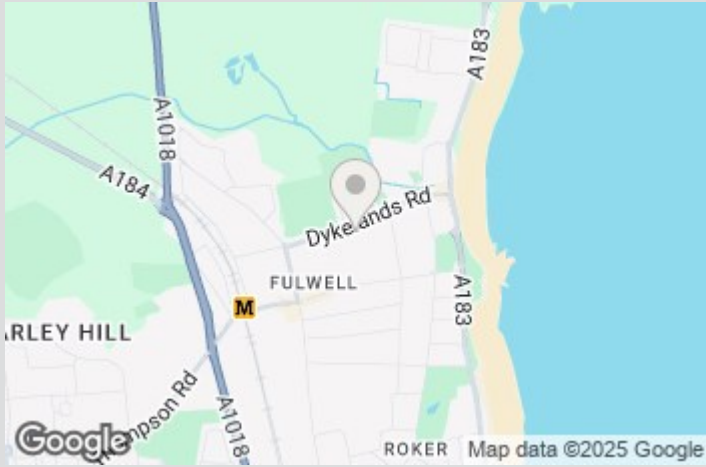
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MAIN ROOMS AND DIMENSIONS

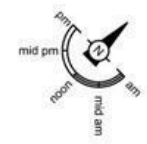


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Ground Floor
Approximate Floor Area
(53.20 sq.m)



First Floor
Approximate Floor Area
(36.10 sq.m)

69 Drayton Road