









A superbly presented three bedroom semi-detached home within the highly sought after Seaburn Dene Estate. Internally the immaculate accommodation on the ground floor includes an entrance porch, lobby with staircase to the first floor and an attractive lounge with bay window and feature fireplace. From the lounge there is access through to a dining room that connects through to both the spacious kitchen and delightful conservatory. On the first floor there are three bedrooms and a contemporary bathroom/wc. The property benefits from gas central heating, UPVC double glazing, driveway, front garden, an attached garage and an attractive low maintenance, paved garden to the 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 Composite entrance door to porch.

Entrance Porch

Double glazed windows and inner double glazed door to lobby.

Lobby

Staircase to first floor, radiator and door to lounge.

Lounge 14'8" into bay x 12'5" into alcove



This attractive room has a double glazed bay window to front, radiator, feature fireplace and archway leading through to dining room.

Dining Room 8'2" x 7'4"



Radiator, double glazed patio doors providing access to conservatory and a door to the kitchen.

Kitchen 11'9" x 6'9" plus 7'2" x 6'4"



A range of fitted wall and base units with work surfaces over

incorporating 1 1/2 bowl sink and drainer unit, integrated appliances including oven and induction hob, fridge and freezer, space for washing machine, radiator, double glazed window to rear and double glazed door to conservatory.

Conservatory 14'2" x 8'7"



Double glazed French door leading to garden and double glazed windows.

First Floor Landing

Double glazed window to side and loft access hatch with pull down ladder to a partially floored out loft space.

Bedroom 1 10'9" not including fitted unit x 7'9" not inc fit



Double glazed bay window, radiator, fitted wardrobes and matching drawer units built into the bay area.

Bedroom 2 10'2" x 9'1"



Double glazed window to rear, radiator and built in cupboard.

Bedroom 3 7'4" x 6'2"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite comprising of a low level WC, mini washbasin set into vanity unit and bath with mains shower over, chrome ladder style radiator and a double glazed window.

Outside



Garden to the front with a drive providing off street parking and access to garage whilst to the rear there is an attractive low maintenance paved garden.

Garage 13'11" x 7'6"

Attached garage with remote control roller shutter access door, wall mounted boiler and door into kitchen.

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.

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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

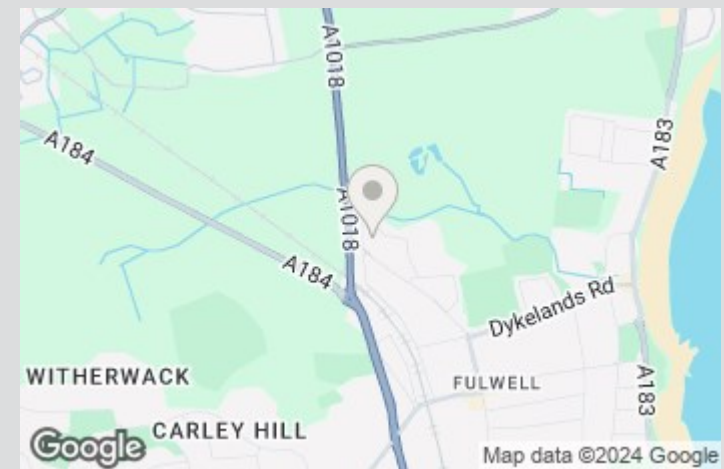
Opening Times

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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Vary energy efficient - lower running costs		Vary environmentally friendly - lower CO ₂ emissions	
(92 plus) A		84	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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