









Favourably situated four bedroom terraced home in need of modernising and updating but carrying huge potential, this well proportioned home set just a short walk from the Sea Front and nestled within the ever desirable suburb of Seaburn sits within a lovely plot and has lovely mature gardens to the rear which in turn enjoy an open aspect.

Comprising reception hall, lounge, living room, kitchen, utility, fourth bedroom and shower room to the ground floor, the property at first floor level has three additional bedrooms and a family bathroom. Benefiting from gas central heating and UPVC double glazing, the property has mature gardens to the front with a drive at the side and spacious mature gardens to the rear with a lovely stone wall and mature Japanese Acer.

Available with no upward chain, the property is well placed for an excellent selection of schools, superb local amenities and is perfectly placed for award winning Blue Flag beaches. Perfect for families searching for a coastal home, immediate internal inspection is highly recommended to appreciate the potential this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Turned staircase, UPVC double glazed window to front, double radiator.

Lounge 15'10" x 9'11"



Into bay with UPVC double glazed windows overlooking gardens to front, gas fire with timber surround, double radiator, coved cornice to ceiling.

Living Room/Dining Room 13'10" x 10'5"



UPVC double glazed windows to rear overlooking mature gardens with Cemetery beyond, double radiator, gas fire with timber surround, understairs cloaks cupboards, coved cornice to ceiling.

Kitchen 5'7" x 9'6"



Base and eye level units with granite coloured working surfaces, single drainer stainless steel sink unit, integrated electric hob and oven with extractor hood, built in microwave oven, built in fridge, wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window and door to rear providing access into the gardens.

Utility 4'6" x 6'5"



Built in cupboard with plumbing for automatic washing machine, space for tumble dryer, work surfaces, fitted shelving, Bi-folding doors.

Home Office 6'6" x 8'7"

This room could be used as a fourth bedroom if desired. UPVC double glazed window to front, single radiator, laminate flooring, coved cornice to ceiling.

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MAIN ROOMS AND DIMENSIONS

Ground Floor Shower Room



Low level WC, pedestal washbasin and corner shower cubicle - white suite with tiled walls, UPVC double glazed window to rear, wall mounted extractor unit, double radiator.

First Floor Landing

Access point to loft.

Bedroom 1 (front) 10'11" x 13'10"



UPVC double glazed window to front, single radiator, original fireplace.

Bedroom 2 with Dual Aspects 6'9" x 19'11"



UPVC double glazed windows to front and rear, single radiator.

Bedroom 3 10'9" x 6'5"



UPVC double glazed window to front, bulk head cupboard with fitted shelving, single radiator.

Bathroom



Low level WC, washbasin vanity unit, panel bath - white suite with part tiled walls, UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



Mature gardens to the front with a drive to the side providing off street parking for one car. Enclosed mature gardens to the rear with lawn, mature Japanese Acer and stone wall overlooking Mere Knolls Cemetery.

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.

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:-

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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.

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Sea Road Viewings

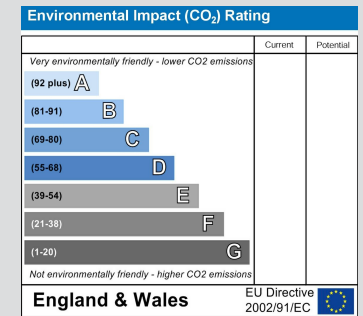
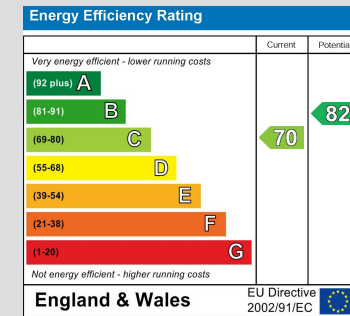
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

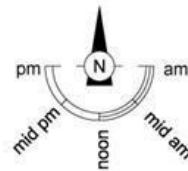


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Ground Floor
Approximate Floor Area
(50.52 sq.m)



First Floor
Approximate Floor Area
(44.62 sq.m)

71 Deepdene Road