









A rare introduction to the market, this extended four bedroom, two bathroom and three reception roomed semi detached home offers well proportioned living accommodation ideal for those space hungry families.

Decorated to a very good standard throughout, the property internally comprises entrance porch with walk in cloaks cupboard, reception hall, lounge, open plan kitchen and dining room, living room, three double size bedrooms at first floor level together with a fourth single size bedroom, en-suite shower room and family bathroom. Benefiting from gas central heating, UPVC double glazing and featuring a floored loft, the property externally sits within corner plot and has attractive gardens to the front, side and rear together with a single drive and larger than average garage with remote control electric doors.

Conveniently positioned on this sought after avenue just a short stroll from Fulwell's superb amenities including good schools, Seaburn Metro station and is also within easy walking distance of the sea front and its award winning Blue Flag beaches. Something quite special this home must be viewed as a matter of urgency as considerable interest is anticipated!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed French doors to entrance porch.

Entrance Porch

Wood effect laminate flooring, large walk in cloaks cupboard with UPVC double glazed window, heated towel rail, fitted shelving and hanging space for coats etc.

Reception Hall

Spindle balustrade staircase, single radiator, under stairs storage cupboard.

Lounge 11'8" x 14'7" max dimensions into alcoves



UPVC double glazed French window to front elevation, living flame gas fire with feature surround insert and hearth, single radiator, coved cornice to ceiling, wall lights and double sliding doors through to the kitchen.

Kitchen 9'8" x 18'1" maximum dimensions



Good selection of base and eye level units with solid oak working surfaces and upstands incorporating a 1 1/2 bowl sink and drainer sink unit with pedestal mixer tap. Integrated appliances include a gas hob with tempered glass splashback and overhead extractor hood, double electric oven, whilst space and plumbing is also provided for a washing machine and dishwasher. Space for fridge freezer, solid oak flooring, UPVC double glazed window to the rear elevation, and double radiator. Open plan to the dining room.

Dining Room 8'8" x 10'0"



UPVC double glazed window to rear elevation, solid oak flooring, corner cupboard with solid oak countertop, and coved cornice to ceiling. Open plan to the living room.

Living Room 14'0" x 22'11" maximum dimensions



Twin UPVC double glazed oriel bay windows to side elevation overlooking gardens, solid oak flooring, double radiator and wall preparation for flat screen TV, wall lights and a built in cupboard housing the wall mounted gas combination boiler serving hot water and radiators.

First Floor Landing

Access point to floored loft via folding timber ladders.

Bedroom 1 12'10" x 12'5"



Maximum dimensions into fitted wardrobes, fitted drawers and bedside cabinets, UPVC double glazed window to side elevation and double radiator.

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MAIN ROOMS AND DIMENSIONS

En Suite Shower Room



Low level WC, pedestal washbasin and corner shower cubicle - white suite with part tiled walls, wood effect laminate flooring, UPVC double glazed window, single radiator and ceiling mounted extractor unit.

Bedroom 2 (front) 14'5" x 10'3"



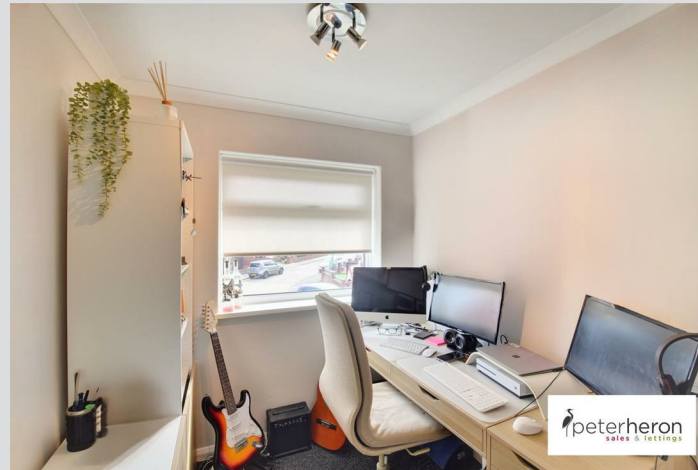
Maximum dimensions into fitted wardrobes, UPVC double glazed bay window to front elevation, fitted shelving, single radiator and coved cornice to the ceiling.

Bedroom 3 (rear) 10'2" x 10'3"



UPVC double glazed window to rear elevation, single radiator and coved cornice to ceiling.

Bedroom 4 (front) 9'1" x 6'9"



UPVC double glazed window to front elevation, single radiator and bulk head cupboards.

Bathroom



Low level WC with concealed cistern, washbasin vanity unit with drawers under and pedestal mixer tap, panel bath with overhead rainfall shower and glass screen - attractive white suite with stone effect UPVC cladding to walls and ceiling, tiled effect flooring, UPVC double glazed window ceiling mounted extractor and heated towel rail.

Outside



Gardens to the front, side with pattern concrete paths winding through and leading to a single garage accessed via double wrought iron gates, remote control electric roller shutter door. Enclosed rear gardens with a concrete pattern patio seating area, second patio seating area together with raised lawns.

Garage 14'5" x 9'3"

Storage space in roof void, single door to rear elevation providing access into enclosed rear gardens.

Council Tax Band

The Council Tax Band is Band C.

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MAIN ROOMS AND DIMENSIONS

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

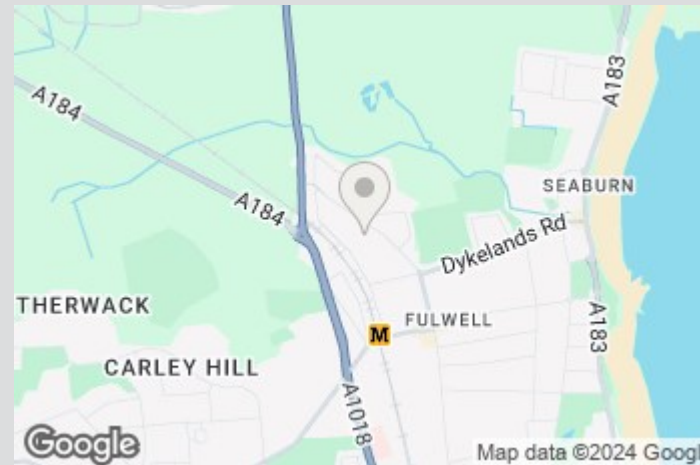
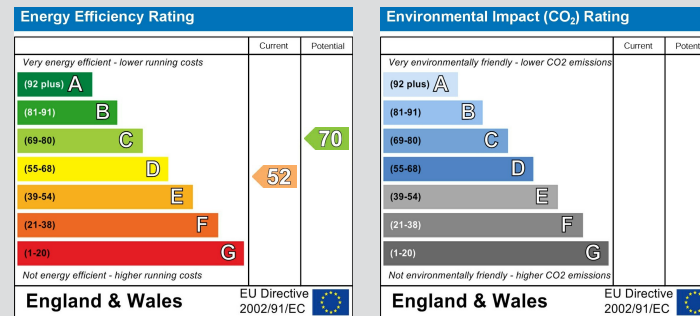
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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
(75.80 sq.m)

First Floor
Approximate Floor Area
(62.70 sq.m)

77 Kentmere Avenue