















A spacious four bedroom two reception room bay windowed semi detached home sitting along this sought after street set just a stones throw from the junction with Dykelands Road leading down to the Sea Front; this beautifully presented family sized home has been extended at ground and first floor level and sits within a larger than average plot with spacious lawned gardens to the rear.

Featuring four double size bedrooms at first floor level and a bathroom, a lounge, dining room and garden room, extended kitchen, ground floor office and benefiting from gas central heating, UPVC double glazing and having a floored and carpeted loft space; this wonderful home is finished to a good standard throughout and is available with no upward chain.

With addition gardens to the front with a drive and garage to the side, the property is conveniently situated towards the Dene Lane end of the street and is within easy walking distance of Sea Road shopping centre, Seaburn Metro, the Sea Front, a good selection of highly regarded schools and is ideal for those families who wish to live within this well established and highly sought after coal suburb of the City. Immediate internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed feature door to

## Entrance Porch

Parquet flooring, UPVC double glazed door to the reception hall.

## Reception Hall

Wood effect laminate flooring, staircase with understairs storage cupboard and a single radiator.

## Lounge 11'8" x 14'4"



Maximum dimensions into bay with UPVC double glazed windows overlooking the front gardens, living flame gas fire with granite surround, insert and hearth with ambient lighting, wall lights, coved cornicing to ceiling, single radiator. Open plan to the dining room.

## Dining Room 8'10" x 10'5"



Coved cornicing to ceiling, single radiator, double Georgian design doors.

## Sun Room 8'0" x 7'11"

UPVC double glazed French doors leading out into rear garden, single radiator.

## Kitchen 7'11" x 19'1"



Good selection of base and eye level units with marble coloured working surfaces and upstands incorporating single drainer stainless steel sink unit with pedestal mixer taps. The kitchen also benefits from fitted shelving and glass fronted display cabinets integrated wine rack, whilst integrated appliances include a gas hob, under bench fridge, built under an electric fan assisted oven and grill, together

with an overhead extractor hood. There is also space and plumbing for an automatic washing machine and space for tumble dryer. There is also an integrated dishwasher and under bench fridge. UPVC double glazed window to rear elevation overlooking gardens, wood effect laminate flooring, breakfast bar/seating area, double radiator, single radiator and a shelved pantry.

## Home Office 6'8" x 10'8"



UPVC double glazed window and door to rear elevation, wall mounted Geotech combination boiler serving hot water and radiators, single radiator, interconnecting door to

## First Floor Landing

Access point to floored and carpeted loft via sliding slingsby design aluminium ladders.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 10'5" x 14'5"



Maximum dimensions into fitted wardrobes with sliding mirror fronted doors, UPVC double glazed bay window to front, laminate flooring, single radiator, coved corning to ceiling.

## Bedroom 2 (rear) 10'3" x 10'4"



Into fitted wardrobes with sliding doors, laminate flooring, single radiator, UPVC double glazed window to rear taking in beautiful views across Farmlands towards Whitburn and Cleaton Hills.

## Bedroom 3 6'9" x 13'3"



UPVC double glazed window to rear taking in wonderful views across Whitburn towards Cleaton Hills, fitted wardrobes with sliding doors, single radiator.

## Bedroom 4 (front) 8'6" x 14'6"



UPVC double glazed window to front, fitted wardrobes with sliding doors, single radiator, coved corning to ceiling.

## Bathroom



Low level WC, pedestal washbasin, panel bath with overhead shower and folding glass screen - white suite with wall tiles, UPVC lined ceiling, LED downlights, UPVC double glazed window to rear, anti-slip floor, single radiator.

## Outside



Laid to lawn gardens to the front with a drive to the side leading to attached brick GARAGE. Large enclosed lawned gardens to the rear with extensive lawns, patio seating areas and large storage shed. External cold water supply.

## Garage 15'5" x 6'11"

Up and over door, fitted shelving.

## Council Tax Band

The Council Tax Band is Band C.

# 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.

## 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.

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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 Fawcett Street branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

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## Opening Times

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

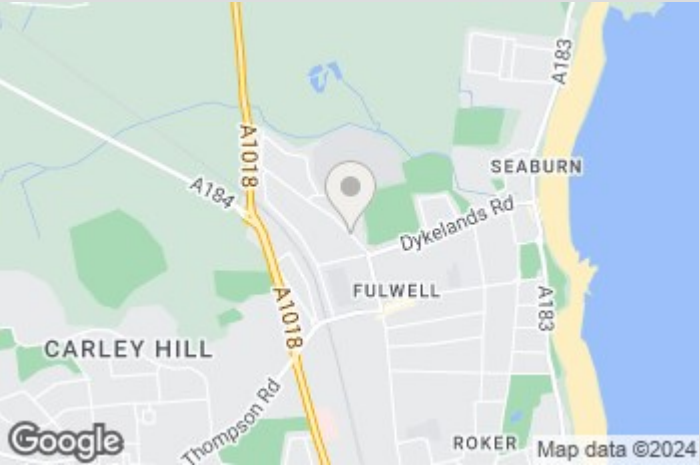
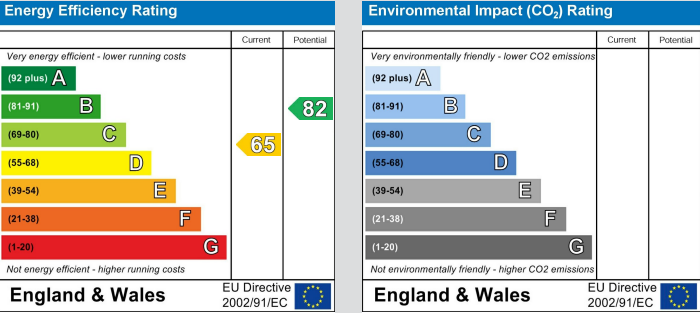
## Ombudsman

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

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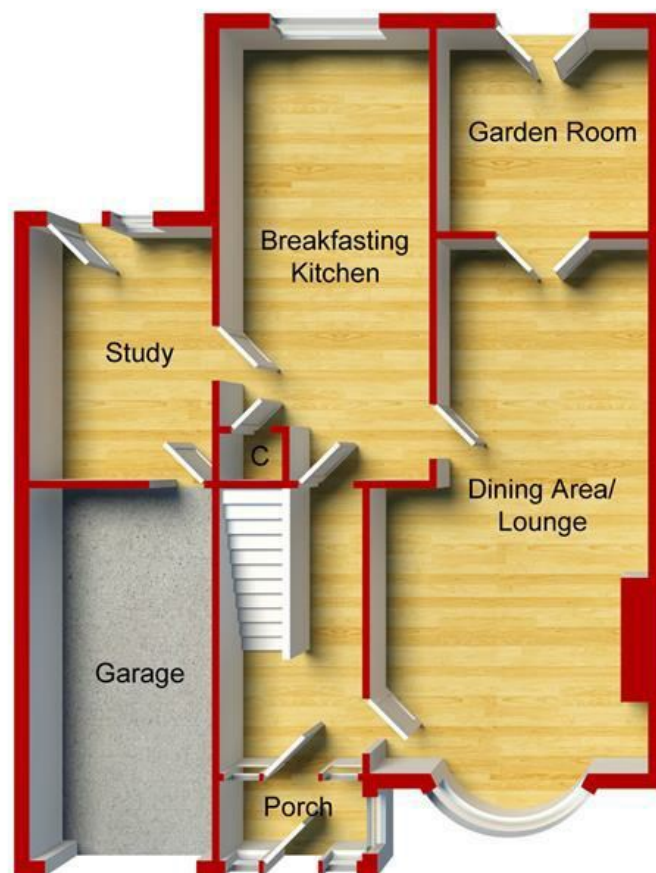
# MAIN ROOMS AND DIMENSIONS



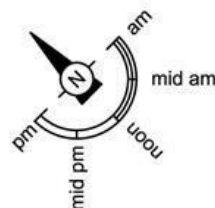
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Ground Floor  
Approximate Floor Area  
(57.16 sq.m)



First Floor  
Approximate Floor Area  
(52.89 sq.m)

8 Dovedale Road