









A popular style three bedroom bay windowed semi sitting within one the sought after D streets of Seaburn, available with no upward chain and in need of updating and modernising but with huge potential!

Internal accommodation comprises reception hall, lounge, dining room, kitchen, ground floor shower room, rear porch, three first floor bedrooms and a bathroom whilst features of note include gas central heating, double glazing, gardens to the front and rear, together with a drive and garage.

The property sits towards the popular Mere Knolls Road end of the street and is walking distance from superb amenities including good schools and award winning Blue Flag beaches along Sunderland's magnificent coastline. Ideal for families and first time buyers, the property is ideal for those searching for that modestly priced coastal home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Vestibule

Hallway

Featuring a radiator, stairs to the first floor and doors to the kitchen and lounge.

Kitchen 14'3" x 5'4"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit. Also including glass fronted display units, part tiled walls and a double radiator. Space for an oven, washing machine and dryer. Double glazed window and door to the rear as well as a door to the wet room.

Lounge 9'11" x 10'8" max



Bay window to the front elevation, double radiator, open plan into

Dining Room 9'6" x 9'8" max

Box bay window to rear, radiator, built in shelving, storage cupboard, and feature fireplace with mantel.

Shower Room



Low level WC, washbasin and shower area with overhead shower, part tiled walls and a radiator.

First Floor Landing

Bedroom 1 10'8" x 12'4" not inc wardrobes



Bay window to front elevation, radiator and fitted wardrobes.

Bedroom 2 9'7" x 8'2"



Box bay window to rear and radiator.

Bedroom 3 6'5" x 6'2"



Double glazed window to front elevation, radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and panel bath, tiled walls, double glazed window and radiator.

Outside



Gardens to the front and rear, together with a drive and garage.

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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Sea Road Viewings

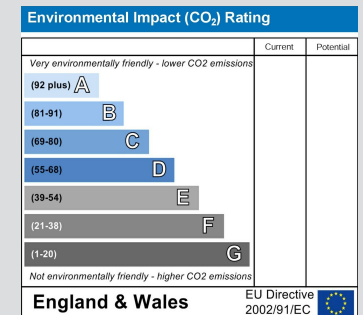
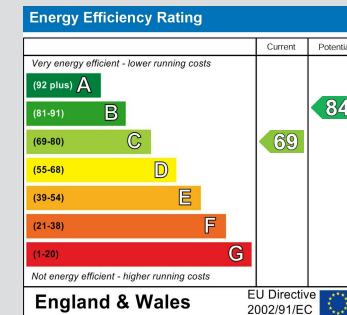
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

