









A spacious and well presented four bedroom semi-detached house, situated on Dovedale Road within this ever popular area. The attractive accommodation includes an entrance vestibule, hall with staircase to the first floor, lounge with bay window, generous kitchen / diner, a useful utility, a versatile room that would be ideal as a family room, study or fifth bedroom with a cloakroom/wc. On the first floor there is an impressive master bedroom with en-suite shower room/wc, three bedrooms and a family bathroom/wc. There are fixed steps from the landing leading up to an excellent loft space, floored and boarded out with two Velux windows. Externally there is a block-paved driveway to the front and to the rear a delightful garden. This location is ideally placed for easy access to local amenities, schools, the shops and cafes on Sea Road, the Sea Front and excellent transport links including Seaburn Metro Station. We highly advise viewing to appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a glazed entrance door to

Entrance Vestibule



Inner glazed door with attractive stain/lead glass detailing leading through to hall.

Hall



Staircase to first floor and radiator.

Lounge 15'1" into bay x 12'1" into alcove



Double glazed bay window to front and radiator, feature gas fire.

Kitchen/Diner 18'4" x 9'11" extending to 13'5"



Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer, integrated appliances include an oven and hob, space for washing machine and fridge, double glazed window to rear, double glazed French door to rear garden, the central heating boiler is concealed behind a fitted unit, radiator and a door to utility.

Utility 10'11" x 6'2"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, space for under counter fridge, freezer, washing machine and a tumble dryer. Double glazed door to rear garden. Double glazed window to rear and radiator.

Family Room 14'9" x 6'2"



This room is used being used as a family room but could be used as a play room/study or fifth bedroom. Double glazed bow window to front, radiator and door to cloakroom.

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MAIN ROOMS AND DIMENSIONS

Cloakroom/WC



Low level WC and washbasin, extractor fan.

First Floor Landing

Radiator and there are fixed steps leading up to a loft space.

Bedroom 1 19'8" x 6'2"



Double glazed bow window to front, radiator and door to en-suite.

En-Suite



Low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, radiator and double glazed window.

Bedroom 2 12'11" x 11'5"



Double glazed window to rear and radiator.

Bedroom 3 12'5" into bay x 11'5"



Double glazed bay window to front and radiator.

Bedroom 4 8'10" x 7'1"



Double glazed bow window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin, panel bath and step in shower cubicle, double glazed window and radiator.

Loft Space



A fabulous loft space which has been floored and boarded out and features two Velux windows.

Outside



Generous block paved driveway to the front providing off street parking with the added benefit from EV car charger whilst to the rear there is a delightful garden with a decked area and paving.

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 Fawcett Street 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

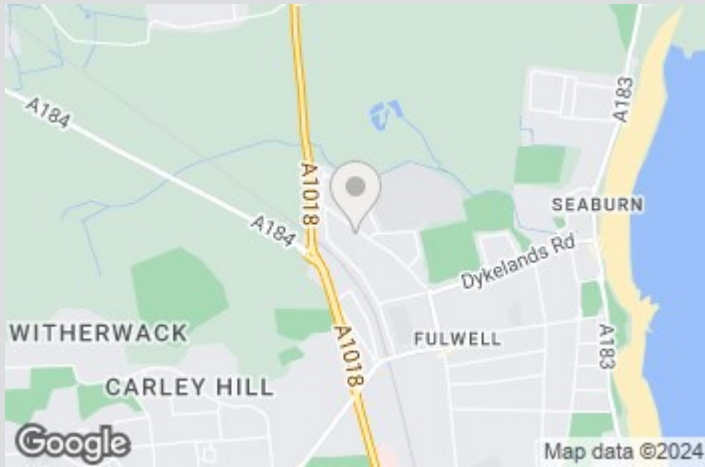
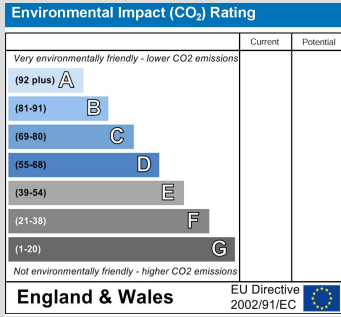
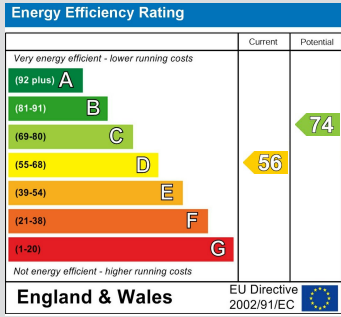
Ombudsman

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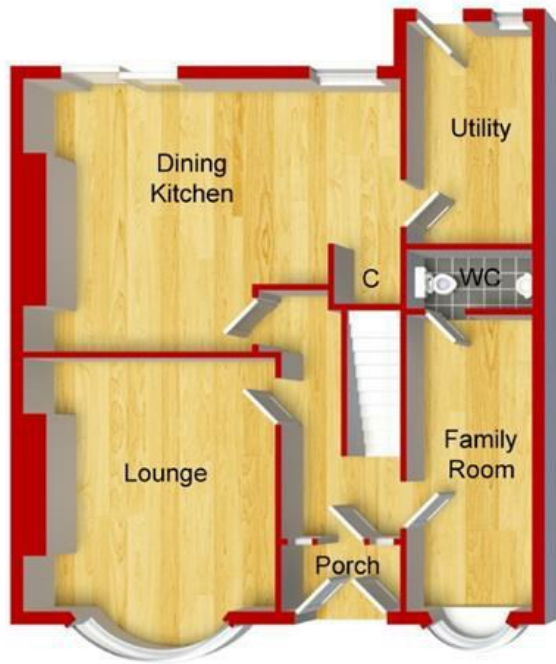
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MAIN ROOMS AND DIMENSIONS

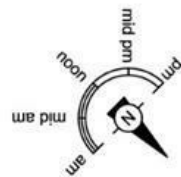


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Ground Floor
Approximate Floor Area
(63.68 sq.m)



First Floor
Approximate Floor Area
(62.32 sq.m)



Second Floor
Approximate Floor Area
(27.17 sq.m)