















Available start of November 2025 on an unfurnished basis, this well presented 3 bedroom semi-detached home sits within this highly desirable crescent in the heart of Seaburn, close to an outstanding range of coastal amenities.

Comprising reception hall, living room, large dining kitchen, 3 first floor bedrooms and a bathroom, the property has attractive gardens to the front with a double drive to the side and enclosed gardens to the rear with timber decked seating area accessed directly from the living room.

Benefitting from gas central heating and UPVC double glazing, the property is within easy walking distance of good schools, the sea front with its Award Winning Blue Flag beaches and an excellent range of amenities along Sea Road.

Also within easy walking distance of Seaburn Metro station, the property is close to major roads leading through to the wider North East region including Sunderland City centre, South Shields, Durham and Newcastle Upon Tyne.

Immediate internal inspection is strongly recommended to avoid disappointment as considerable interest is anticipated.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to the reception hall.

## Reception Hall



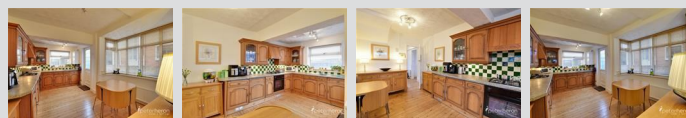
Balustrade staircase, stripped and polished floors, single radiator, glazed door to the living room.

## Living Room 10'7" x 19'4" into bay



With UPVC double glazed windows to the front overlooking gorgeous gardens and a single double glazed patio door leading to landscaped gardens to the rear. Stripped and polished floorboards, double radiator, gas fire with timber surround.

## Dining Kitchen 11'6" x 16'5"



A good selection of base and eye level units with stone coloured working surfaces incorporating a single drainer one-and-a-half-bowl stainless steel sink unit with pedestal mixer taps. Gas hob with built under electric oven and overhead extractor hood, integrated fridge and freezer, stripped and polished floorboards, space and plumbing for integrated automatic washing machine, wall mounted gas combination boiler serving hot water and radiators, tiled splashbacks, worktop lighting, UPVC double glazed

windows to side and rear aspects. Door leading out to the side garden.

Dining area with double radiator, stripped and polished wood floors.

## First Floor Landing

With UPVC double glazed window to side elevation.

## Bedroom 1 11'1" x 12'11" maximum into bay



Maximum dimensions into UPVC double glazed bay window to front elevation, fitted wardrobes and overhead cupboards, single radiator, laminate flooring.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 2 10'2" x 6'4"**



UPVC double glazed windows to rear elevation taking in some sea views, single radiator.

**Bedroom 3 5'3" x 9'4"**



UPVC double glazed window to front elevation, built in cupboard, laminate flooring and single radiator.

**Bathroom**



Pedestal wash basin and panelled bath with shower mixer tap and second overhead shower with glass screen - attractive white suite with part tiled walls, UPVC double glazed window, single radiator.

**Separate WC**



UPVC double glazed window, tiled walls and low level WC.

**Outside**



Beautiful gardens to the front with a neatly maintained privet hedge, manicured lawns and established borders, block

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# MAIN ROOMS AND DIMENSIONS

paved drive providing off street parking for up to 2 cars, single gate to the side providing access through to the rear with landscaped gardens, raised timber deck seating area accessed directly from the living room and a single gate providing immediate access onto Mere Knolls Road.

## Lettings Important Notice

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Council Tax Band

The Council Tax Band is Band C

## Move In Costs

Before moving in you will need to pay one month's rent and a bond equal to a months rent.

## Lettings Viewing

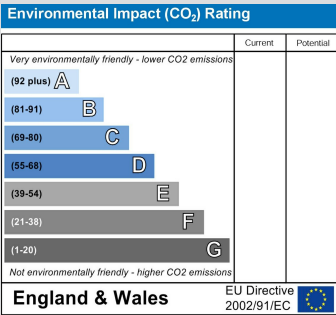
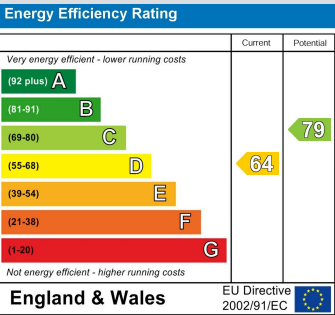
To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

## 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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