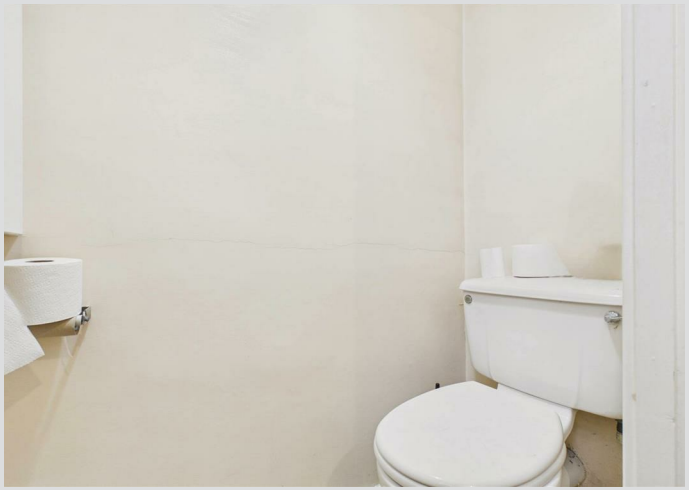
Alston Crescent, Seaburn, Sunderland

£1,300 PCM

CROCK
HAVEN



This attractive pre-war, bay-windowed semi-detached home enjoys a desirable location within easy walking distance of the seafront and its award-winning Blue Flag beaches.

The well-presented accommodation briefly comprises a welcoming entrance hall, spacious lounge, open-plan dining room and kitchen, utility room and ground-floor WC. To the first floor are three bedrooms and a contemporary family bathroom.

The property benefits from gas central heating and double glazing, while externally there is a driveway to the front providing access to the garage, together with delightful rear gardens, ideal for outdoor relaxation.

Perfectly positioned for convenience, the property is close to excellent local schools, Sea Road shopping centre and Seaburn Metro station, while the nearby seafront provides a fantastic lifestyle amenity.

Available immediately on an unfurnished basis, early viewing is highly recommended to appreciate the location, accommodation and outdoor space on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall
Double radiator and stairs to the first floor with storage under.

Lounge

Double glazed bay window to the front, two radiators and built in storage and shelving.

Dining Room

Double glazed sliding patio doors to the rear, radiator and storage built into alcoves. Open plan into kitchen.

Kitchen

Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated oven, electric hobs and extractor hood. Space for a fridge freezer and dishwasher. Double glazed window to the rear and door to utility.

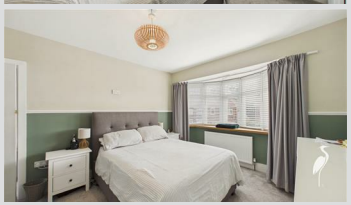
Utility
Single glazed window and door to the rear, radiator. Doors to garage and WC.

Separate WC

Low level wc and built in storage.

First Floor Landing
Access point to loft and double glazed window to side.

Bedroom 1 11'2" x 12'10"



Double glazed bay window to the front and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'11" x 12'8"

Double glazed window to rear and radiator.

Bedroom 3 6'8" x 8'5"

Double glazed window to the rear and radiator.

Bathroom

Bath, dual head waterfall shower cubicle, low level wc and hand wash basin set into vanity unit. Double glazed bay window and a heated towel rail.

Outside

Delightful rear garden mainly laid to lawn with paved patio seating area.

Garage 11'9" x 18'8"
Access via electric roller shutter. Space and plumbing for a washing machine and tumble dryer. Wooden door to internal accommodation.

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 Important Notice
We endeavor 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.

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

MAIN ROOMS AND DIMENSIONS

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