

Deepdene Road, Seaburn, Sunderland £225,000











A much improved and beautifully presented two bedroom semi-detached house, providing an immaculate standard of accommodation within this highly sought after location. The impressive interior comprises of a hall with staircase to the first floor, an attractive lounge through dining room and a superb, upgraded kitchen. There is also a useful pantry cupboard, located in the hall. On the first floor there are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway, an attached garage and a delightful garden to the rear. The property enjoys a superb position on the ever popular Deepdene Road within this highly regarded location. Ideally situated for an extensive range of amenities, close to shops and well regarded schools. There are excellent transport links to Sunderland City Centre and wider road networks, as well being conveniently placed for the beautiful beaches and coastline. We highly advise arranging a detailed inspection to appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Reception Hall





Radiator and stairs to first floor with storage under and cupboard providing space for fridge freezer.

Lounge 10'10" x 12'9"





Double glazed bay window to front and double radiator. Opening to dining room.

Dining Room 10'9" x 11'1"





Double glazed box bay window to rear and double radiator.

Kitchen 5'10" x 5'4"

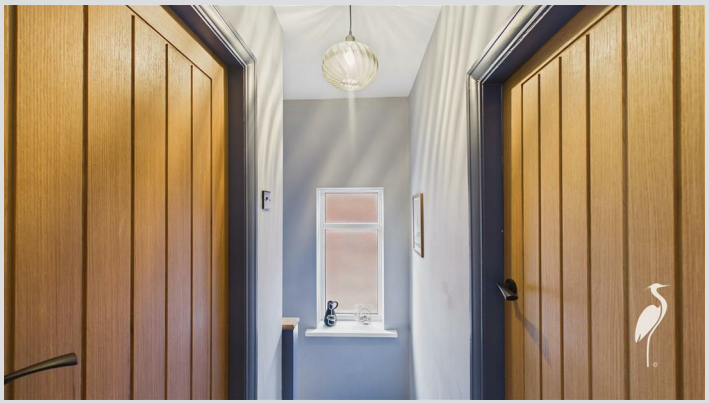






Wall and base units with countertops over incorporating a sink and drainer unit with mixer tap. Integrated oven with 2 burner gas hob. Space provided for a washing machine. Double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window to side.

Bedroom 1 11'8" x 9'3"




Double glazed window to rear and radiator.

Bedroom 2 9'6" x 10'4"




Double glazed window to front, radiator and built in wardrobes and storage cupboard. Access point to loft.

Shower Room




Low level and washbasin vanity unit, walk in waterfall shower, 2x double glazed windows, chrome heated towel rail and storage cupboard.

Outside






Garden to the front with block paved driveway providing off street parking leading to garage. Beautiful mature garden to the rear mainly laid to lawn with established borders and patio seating area.

Garage 9'3" x 15'10"
Access via up and over shutter door. Door and double glazed window to rear.

Council Tax Band
The Council Tax Band is Band B.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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

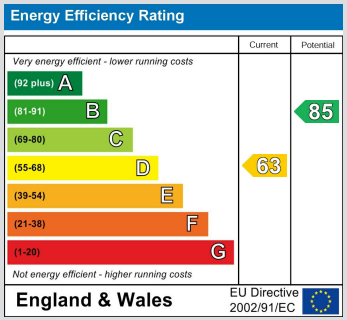
or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 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.
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 £300.00 by Movewithus Ltd.

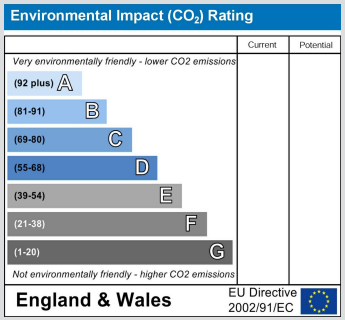
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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

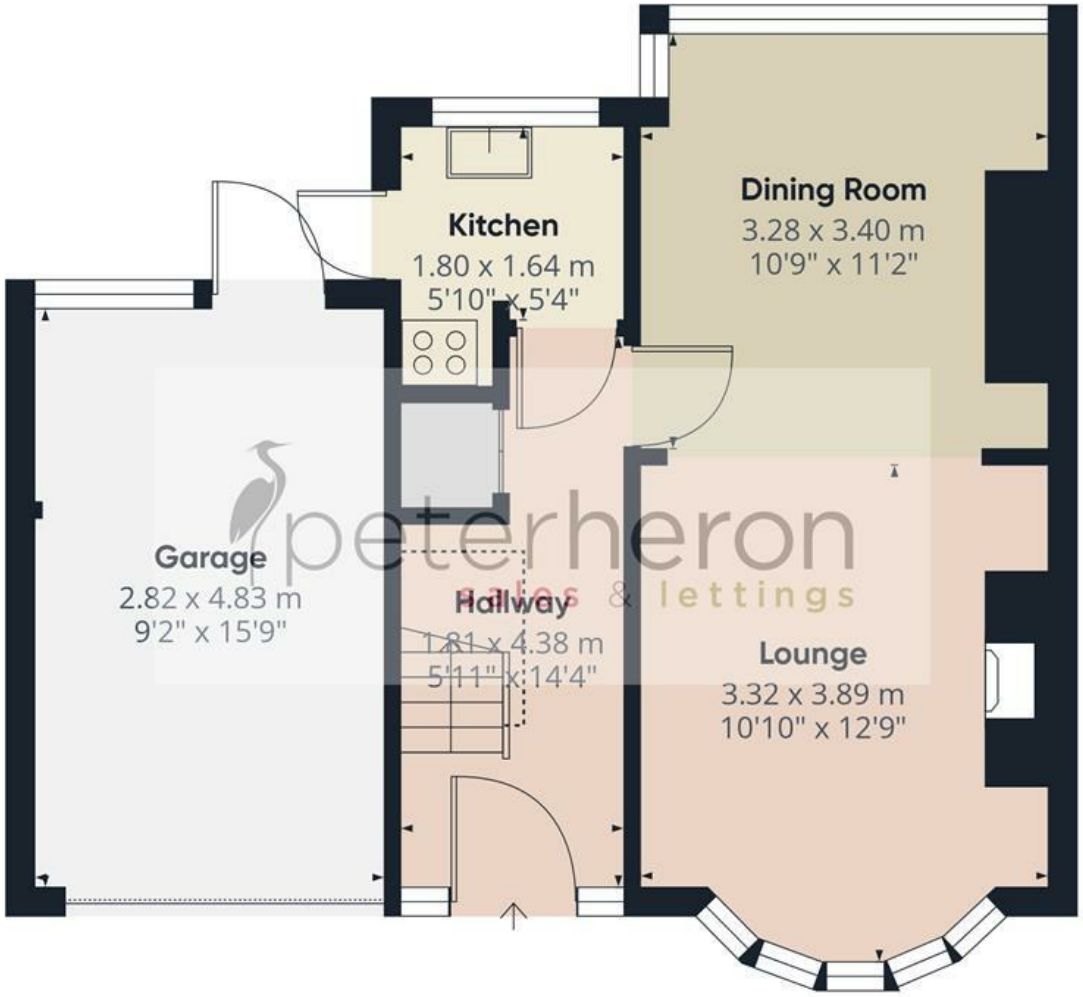
Ombudsman

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

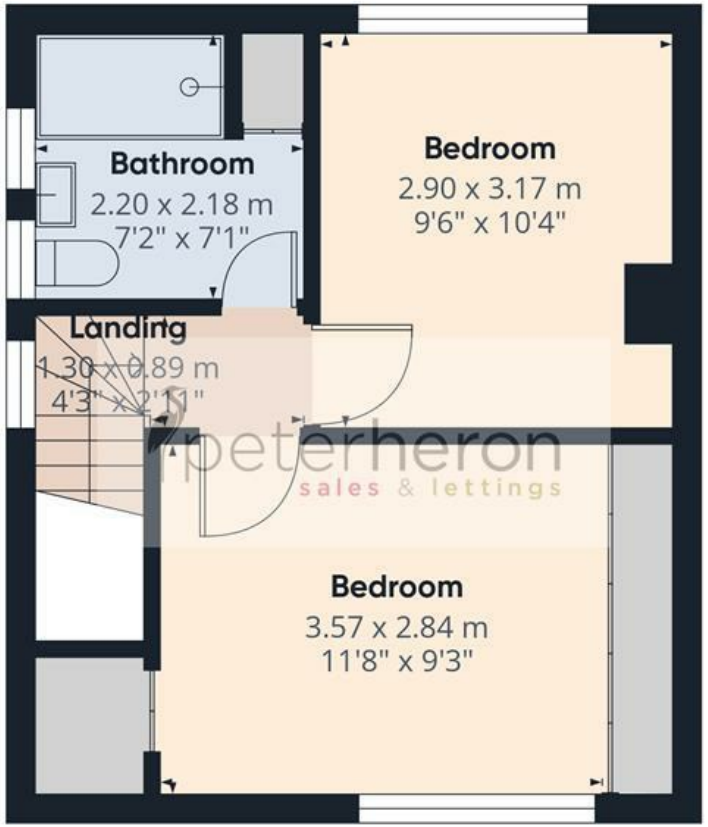








Ground Floor



First Floor

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Approximate total area(1)

76 m²
818 ft²

Reduced headroom

1.2 m²
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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