









An extended and beautifully presented three double bedroom semi-detached home within the highly sought after Seaburn Dene Estate. Internally the immaculate accommodation includes an entrance porch, superb lounge with bay window and feature fireplace, opening through to a dining room with French doors to the rear garden. The contemporary breakfasting kitchen is fitted with an excellent range of units, has space for a table and chairs and there is a door to the rear garden. From the kitchen there is access to a downstairs wc and an internal door to the garage. On the first floor there are three double bedrooms and a spacious contemporary family bathroom, incorporating a shower cubicle. The property benefits from gas central heating, UPVC double glazing, drive to the front, an integral garage and a superb garden to the rear. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Radiator and internal door through to

Lounge 14'6" into bay x 12'8" not including staircase are



Double glazed bay window to front, staircase to first floor, radiator, feature fireplace with contemporary gas fire, opening through into dining room.

Dining Room 11'8" x 10'2"



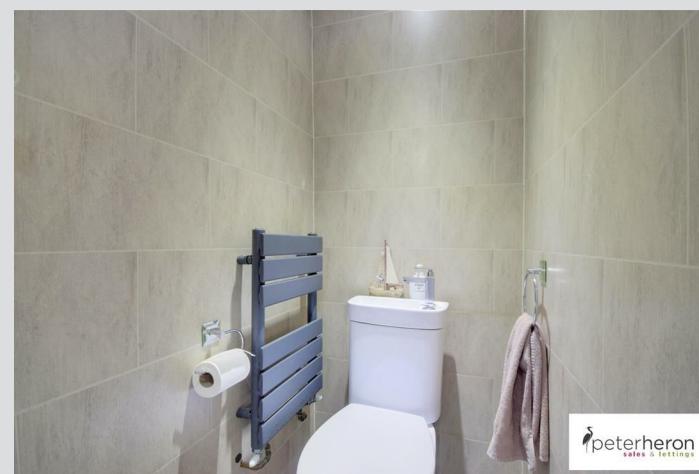
Double glazed French door into rear garden and radiator.

Breakfasting Kitchen 13'0" x 11'3"



A superb contemporary kitchen fitted with an excellent range of wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an electric oven and electric hob with extractor chimney over, space for fridge freezer and dishwasher, double glazed window to rear, double glazed door to rear garden, tall feature radiator and doors to both the WC and garage.

Ground Floor WC



Low level WC and mini washbasin, radiator.

First Floor Landing

Bedroom 1 12'9" not including recess x 10'9" into bay



Double glazed bay window to front, second double glazed window, radiator and built in cupboard.

Bedroom 2 10'4" x 9'1"



Double glazed window to rear and radiator.

Bedroom 3 13'3" x 7'0"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Spacious contemporary bathroom with a low level WC, washbasin set into vanity unit, bath and step in shower cubicle, two double glazed windows and a radiator.

Outside



Driveway to the front and to the rear there are attractive gardens laid mainly to lawn with established planting.

Garage 14'2" x 7'1"

Integral garage with double doors and space for washing machine, and internal door to kitchen.

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 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

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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

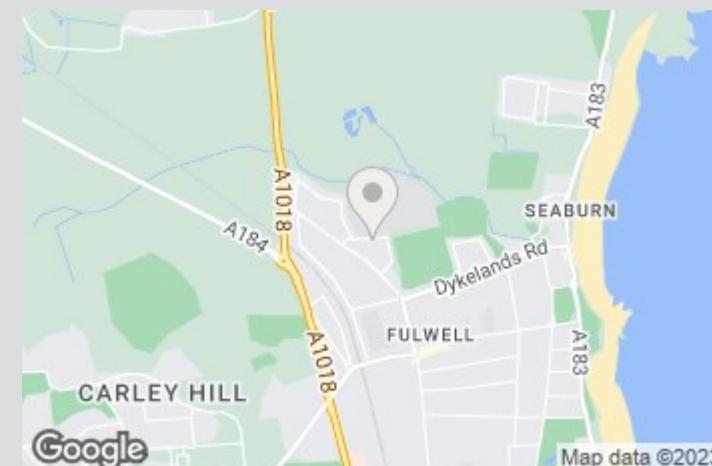
Opening Times

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

Ombudsman Fst

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Ground Floor
Approximate Floor Area
(45.06 sq.m)



First Floor
Approximate Floor Area
(42.36 sq.m)

