















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"**



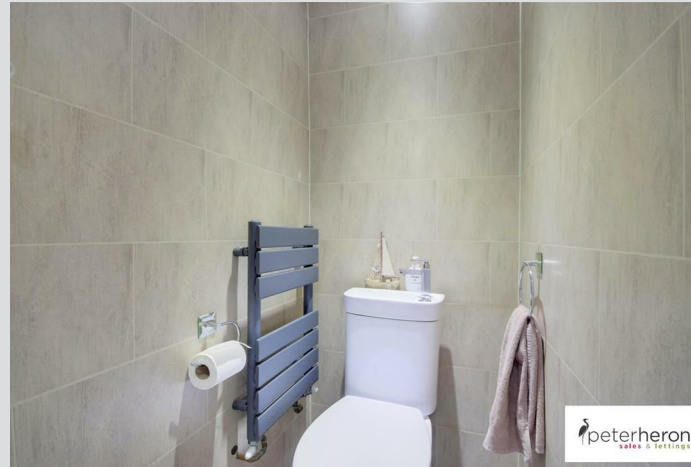
Double glazed French door into rear garden and radiator.

**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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**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



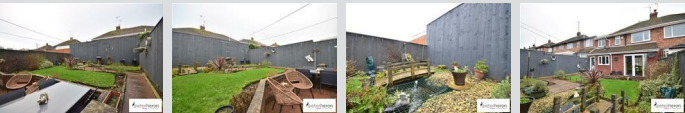
# MAIN ROOMS AND DIMENSIONS

## 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

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:-

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.

## 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.

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.

## Sea Road Viewings

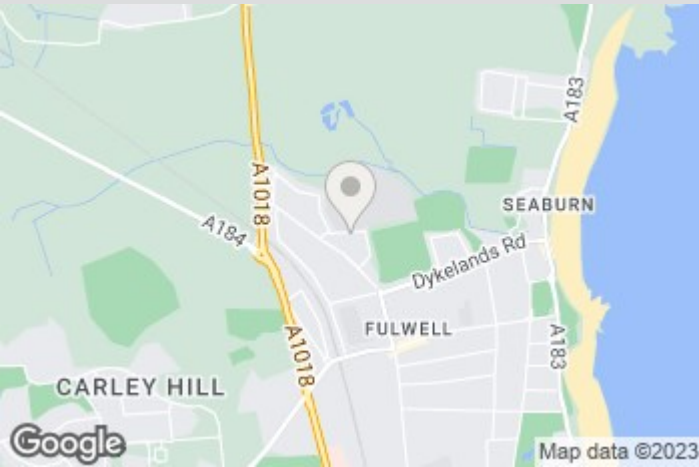
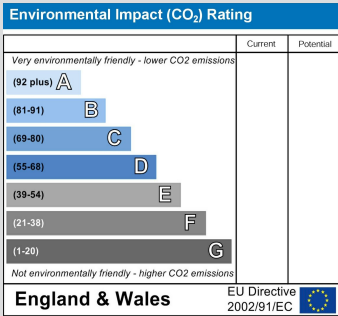
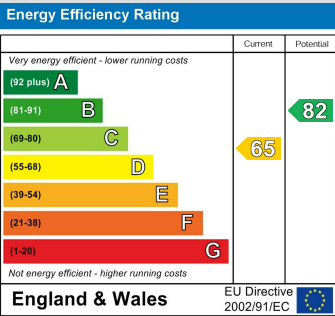
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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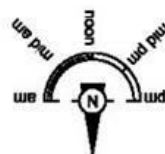
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Ground Floor  
Approximate Floor Area  
(45.06 sq.m)



First Floor  
Approximate Floor Area  
(42.36 sq.m)



36 Torver Crescent