









An impressive four bedroom Pre-war bay windowed semi detached house situated along this sought after tree lined avenue always held in high regard. Finished to a beautiful standard throughout, this surprisingly spacious family home offers comfortable living accommodation across two floors which comprises a reception hall with ground floor WC, lounge, open plan living/dining room and kitchen, four first floor bedrooms and two bathrooms. Externally there are attractive gardens to the front with double drive and integral garage whilst landscaped gardens to the rear offer wonderful seating areas perfect for entertaining.

Benefiting from gas central heating and UPVC double glazing, the property enjoys a convenient spot close to Seaburn Metro station, good schools, Sea Road shopping centre and the coast with its award winning Blue Flag beaches and is also perfectly placed for major routes into the City centre and throughout the wider Northeast conurbation.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 11'3" x 11'5"



Double glazed bay window to front elevation and a radiator.

Open Plan Kitchen & Living/Dining Area

Kitchen Area 10'5" x 11'3"



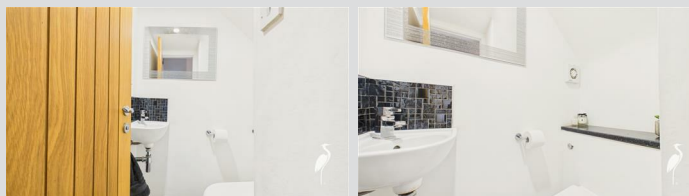
Range of wall and base units with wooden countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated double oven, 5 burner gas hob and cooker hood and a dishwasher. Space for an American style fridge freezer. Double glazed window to rear and a radiator. Door to Garage.

Living/Dining Area 13'11" x 10'8" plus 7'10" x 6'8"



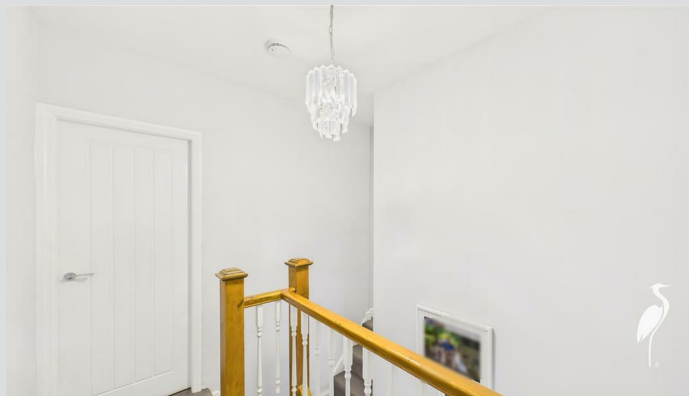
Media wall and built in electric fire, double radiator and double glazed Bi-folding doors to rear.

Cloakroom/WC



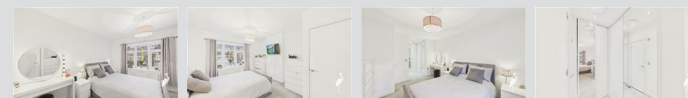
Low level WC with concealed cistern and a hand wash basin.

First Floor Landing



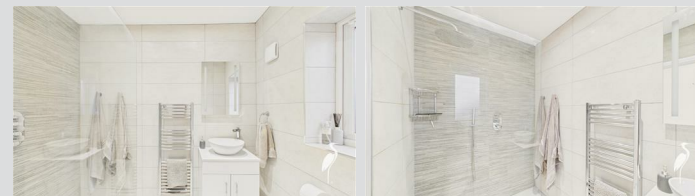
Access point to loft.

Bedroom 1 14'0" x 11'1"



Double glazed bay window to front elevation, radiator and built in mirrored fronted sliding door wardrobes. Door to en-suite.

En Suite Shower Room



Low level WC with concealed cistern and hand wash basin set into vanity unit, walk in shower cubicle, chrome heated towel rail and double glazed window to rear elevation.

Bedroom 2 12'8" x 8'11"



Double glazed bay window to front elevation, radiator and built in mirrored fronted sliding door wardrobes.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'11" x 10'11"



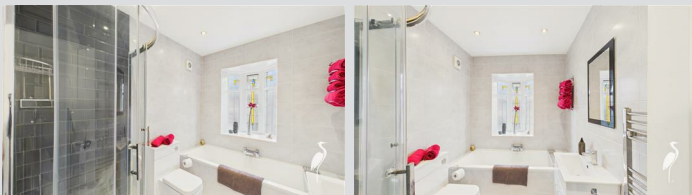
Double glazed window to rear elevation, radiator, built in mirrored fronted sliding door wardrobes and built in desk and storage. Panelled feature wall.

Bedroom 4 8'1" x 6'9"



Double glazed window to rear elevation and radiator.

Family Bathroom



Fully tiled suite featuring a panelled bath, waterfall shower,

low level wc with concealed cistern and hand wash basin set into vanity unit. Double glazed bay window and chrome heated towel rail.

Outside



Garden to the front with driveway providing off street parking leading to garage with electric car charging point, whilst to the rear wonderful landscaped gardens with artificial lawn and block paved seating area with Summerhouse.

Summerhouse



Wooden panelled summer house with windows and doors to garden.

Garage

Access via electric roller shutter providing an ample amount of storage space.

Council Tax Band

The Council Tax Band is Band C.

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.

Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

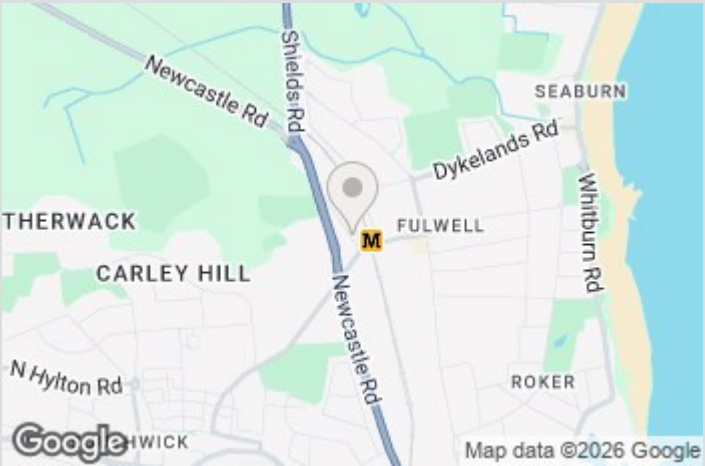
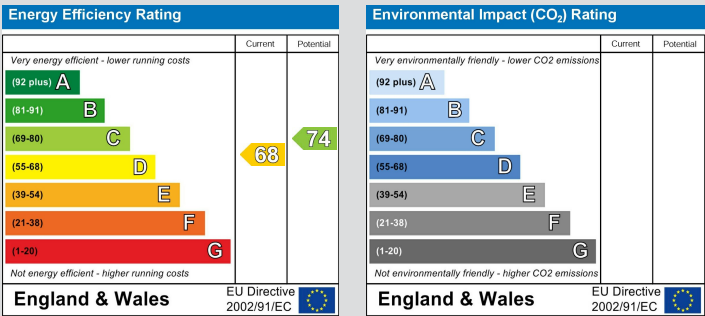
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

Opening Times

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

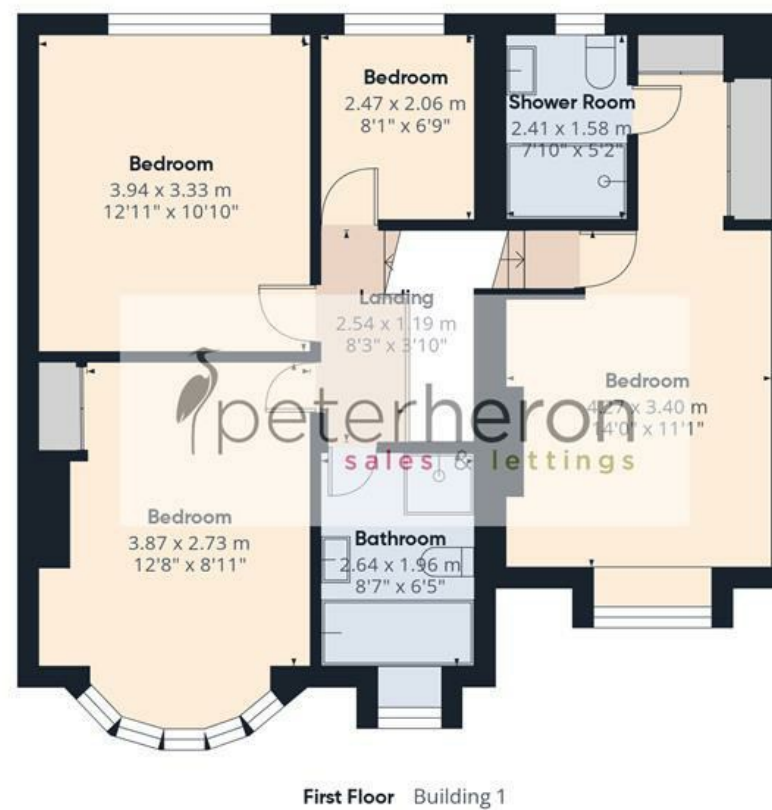
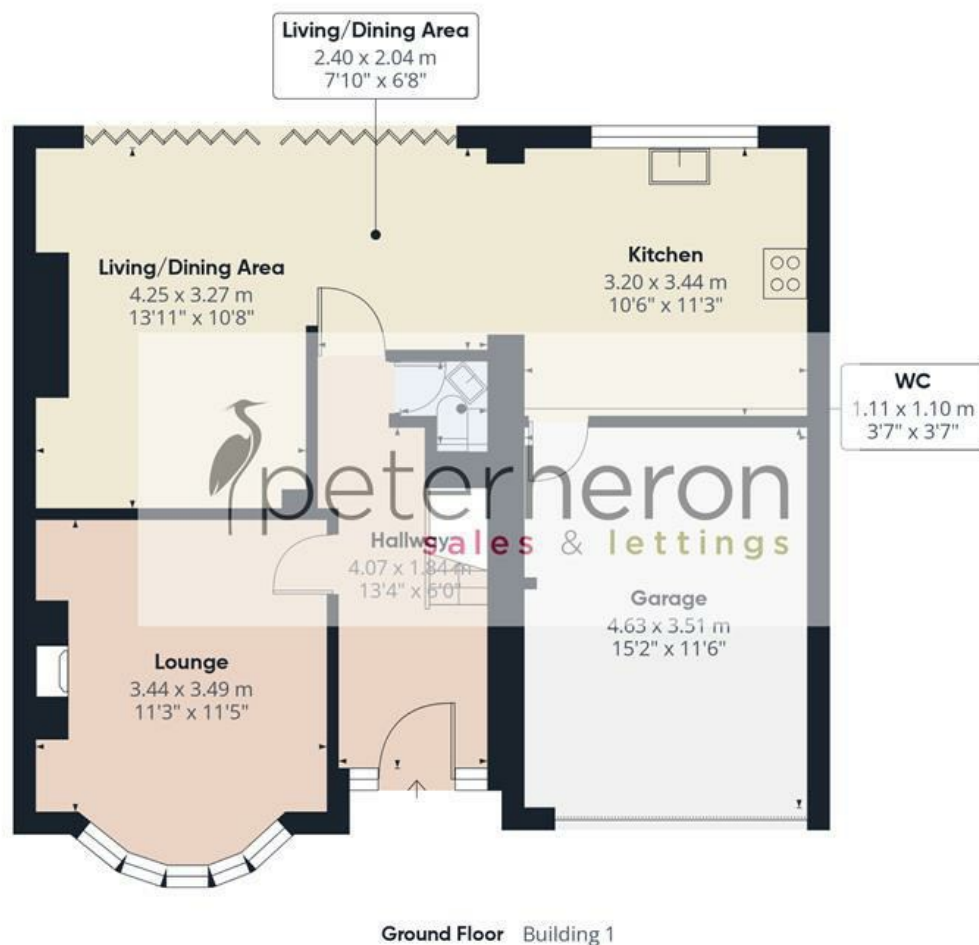
Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323

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



Approximate total area⁽¹⁾

132.6 m²

1425 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

