









Occupying a beautiful plot with generous mature gardens to the rear, this popular style two bedroom bay window semi detached home offers an exciting opportunity to both first time buyers and those looking to downsize.

Internal accommodation comprises reception hall, lounge, dining room, kitchen, two double size first floor bedrooms and a shower room, whilst features of note include gas central heating and UPVC double glazing. Externally there is a beautiful garden to the front together with drive and side passage whilst the immaculate rear gardens are something quite special and can only be fully appreciated upon viewing.

Walking distance from Sea Road shopping centre and set close to Seaburn Metro station, the property is also perfectly positioned for the sea front and major routes serving Sunderland City centre together with the wider North East region.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door.

Entrance Lobby

Single radiator.

Living Room 12'9" x 15'5"



Into bay with UPVC double glazed windows overlooking gardens to the front, living flame gas fire set within Newminister style fireplace with marble surround, insert and hearth, coved cornicing to ceiling. Solid oak flooring and radiator. Open plan to dining room.

Dining Room 7'10" x 8'3"



UPVC double glazed window to rear overlooking magnificent gardens, single radiator, solid oak flooring.

Kitchen 7'4" x 6'11"



Base and eye level units with stone effect working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, gas hob, built under electric oven and overhead extractor hood, space for integrated fridge freezer, housing and plumbing for integrated automatic washing machine, tiled splashbacks, UPVC double glazed door to side, wood effect vinyl flooring.

First Floor Landing

UPVC double glazed window to side, built in cupboard with wall mounted gas combination boiler serving hot water and radiators, and access point to loft.

Bedroom 1 (front) 12'4" x 16'0"



Maximum dimensions into fitted wardrobes and bay window to front, bulk head cupboard, second UPVC double glazed window to front, single radiator.

Bedroom 2 (rear) 9'1" x 10'5"



UPVC double glazed window overlooking garden to the rear, single radiator.

Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards and drawers, corner shower cubicle - white suite with part tiled walls, tiled floor, heated towel rail and UPVC double glazed window to rear.

Outside



Beautifully maintained gardens to the front with drive, single gate to the side leading through to exquisite mature gardens, beautifully presented with extensive lawn, established borders and pattern concrete patio capturing the morning sun. Timber shed. Second south facing patio capturing the afternoon sun.

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

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MAIN ROOMS AND DIMENSIONS

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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

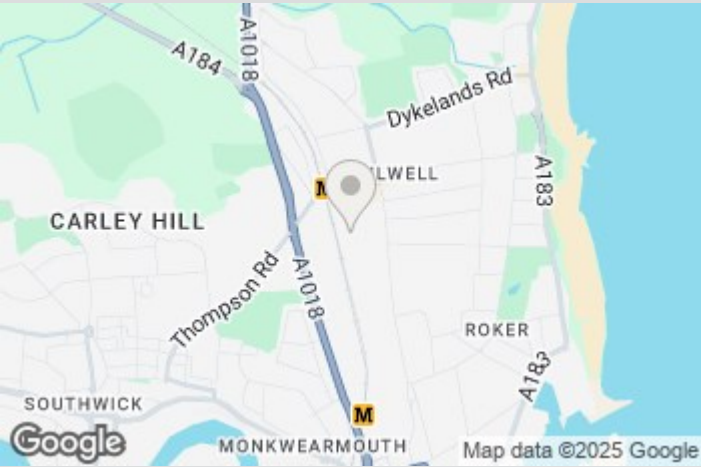
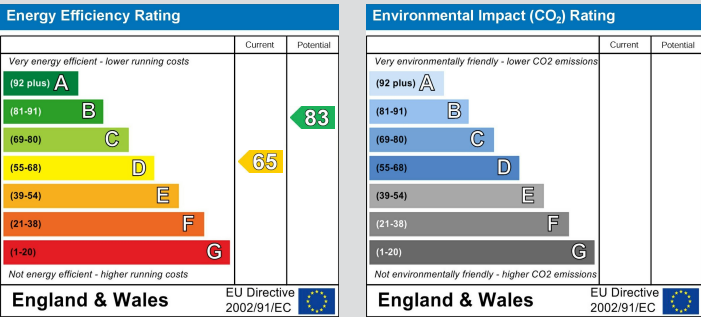
Opening Times

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.

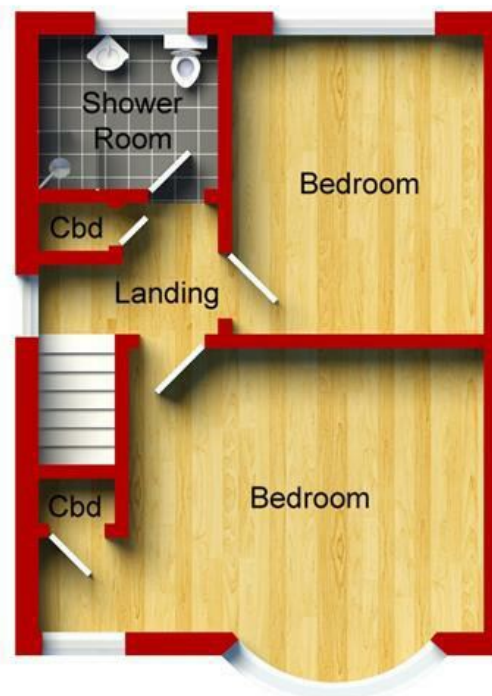


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Ground Floor
Approximate Floor Area
(31.50 sq.m)



First Floor
Approximate Floor Area
(31.50 sq.m)

