















A style of home always held in high regard, this substantial pre war, bay windowed, three bedroom semi with generous gardens to the rear offers an exciting opportunity for both first time buyers and families who wish to live along this well established tree lined avenue.

Available with no upward chain, the property has been extended at ground floor level and boasts a larger than average garage and well proportioned kitchen. Internal accommodation comprises a reception hall, lounge, dining room, extended kitchen, three first floor bedrooms and a bathroom whilst the property also benefits from gas central heating and UPVC double glazing.

The large garage to the side is accompanied by a drive and gardens to the front whilst large lawned gardens to the rear with mature borders are perfect for those who wish to have a large outside space perfect for entertaining and children.

Walking distance from Sea Road shopping centre, good schools, Seaburn Metro Station and the Sea Front with its award winning Blue Flag Beaches, the property is located close to the A184 providing convenient access into the City Centre and through to the A19 and wider North East conurbation.

Immediate internal inspection is unreservedly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Open arched brick portico with UPVC door leading to reception hall.

## Reception Hall



Featuring a spindle balustrade staircase and under stairs storage cupboard, delft rack, single radiator.

## Lounge 11'8" x 13'6" into bay



UPVC double glazed bay window overlooking gardens to the front, electric fire with feature surround marble insert and hearth, coved cornicing to ceiling, double radiator.

## Dining Room 15'9" x 10'8"



UPVC double glazed bay window to rear elevation overlooking substantial mature gardens, cupboards to alcoves, gas fire and a double radiator.

## Extended Kitchen 11'4" x 17'10" maximum dimensions



Base and eye level units with marble coloured working surfaces, incorporating a single drainer stainless steel sink unit, gas hob, tiled splashback, overhead extractor hood, gas oven, plumbing for washing machine, UPVC double glazed windows to rear elevation, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiator, space for fridge freezer, under stairs storage cupboard with fitted shelving, interconnected door to garage, part glazed Georgian design door providing access out into the rear gardens.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

UPVC double glazed window to side elevation.

## Bedroom 1 (front) 10'10" x 15'5" into bay and fitted robes



UPVC double glazed bay window to front elevation and fitted wardrobes with overhead cupboards, single radiator.

## Bedroom 2 (rear) 10'9" x 12'8" into fitted robes



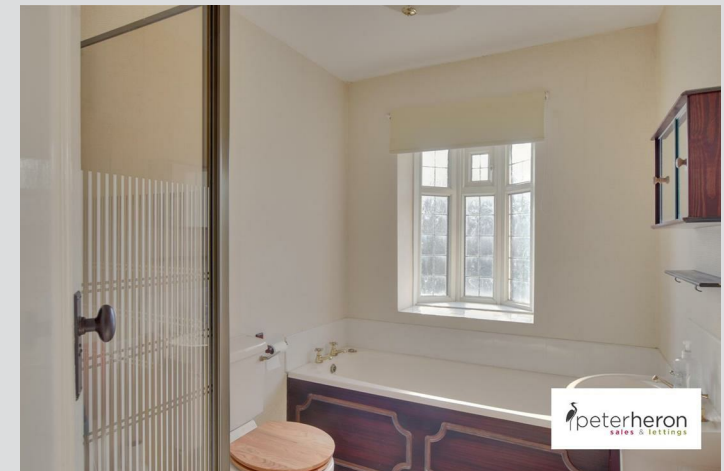
Fitted wardrobes with overhead cupboards, single radiator, UPVC double glazed window to rear elevation taking in wonderful panoramic coastal views and up to Cleadon Hills.

## Bedroom 3 (rear) 8'7" x 6'11"



Single radiator, UPVC double glazed window to rear elevation taking in wonderful coastal views.

## Bathroom 6'5" x 8'7"



Low level WC, pedestal washbasin, panel bath and stand

# MAIN ROOMS AND DIMENSIONS

alone corner shower cubicle - off white suite with tiled splashbacks and vinyl flooring, UPVC double glazed oriel bay window, single radiator.

## Outside



Mature gardens to the front with attractive lawns and established borders, drive providing off street parking leading to extended garage with up and over door, generous gardens to the rear featuring mature lawns, established borders with mature shrubs and trees.

## Garage 10'7" x 17'1"

A much larger than average garage with lighting and sockets, an interconnecting door to the kitchen.

## Council Tax Band

The Council Tax Band is Band C

## Tenure LH

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1936 and the Ground Rent is TBC

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

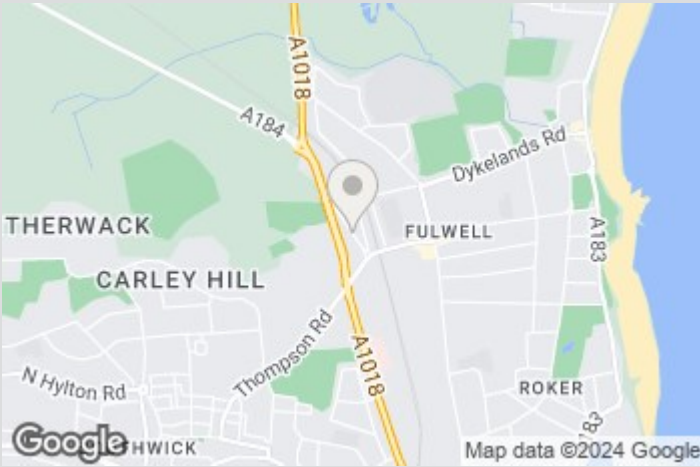
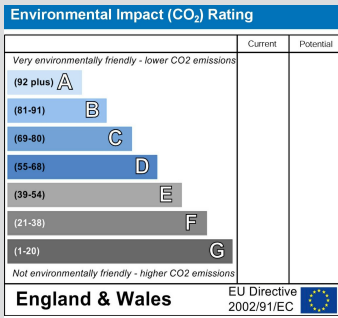
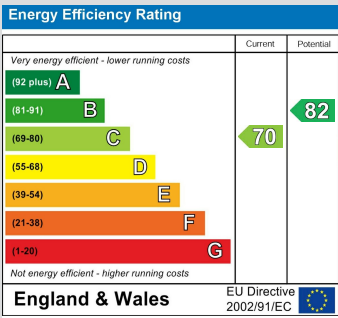
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.

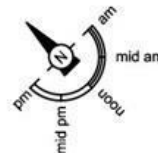


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Ground Floor  
Approximate Floor Area  
(56.20 sq.m)



First Floor  
Approximate Floor Area  
(45.18 sq.m)

29 Cairns Road