















Nestled in the highly regarded 1930's residential street of Clifton Road, Seaburn, Sunderland, this popular style 4 bedroom semi-detached Dutch style bungalow built circa 1932 presents a rare opportunity for discerning buyers who wish to live in this fashionable coastal suburb just a short stroll from the picturesque seafront and local beaches. Available with no upward chain, upon entering, one is greeted by a spacious and inviting hall that leads to a well-proportioned open plan lounge and dining room with a lovely outlook onto gardens, perfect for relaxation.

The ground floor also boasts a comfortable double bedroom and modern shower-room, ensuring convenience and accessibility. Ascending to the first floor, you will find three additional bedrooms, with the main bedroom benefiting from windows to both front and rear aspect; the latter boasting some distant sea views!

Externally, the property is equally impressive, featuring a block-paved driveway that accommodates several vehicles, leading to a detached garage. The gardens, both front and rear, are attractively landscaped with established lawns and mature planting, creating a serene outdoor space for relaxation and enjoyment.

We have also been advised by our clients, there is a large World War II Bunker set below the rear lawn.

One unique aspect of this home is the intriguing large World War II bunker located beneath the rear lawn. This historical feature adds a fascinating element to the property, offering potential for creative use or simply a conversation starter for guests.

In need of some modernising and update, but carrying huge potential, this stylish home is a true gem. With gas central heating, uPVC double glazing, and fitted carpets, it is ready for you to move in and make it your own. This property comes highly recommended and is sure to attract significant interest.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed feature door.

## Reception Hall



Attractive spindle balustrade turned staircase boasting understairs cloaks cupboard. UPVC double glazed oriel bay window to side, delft rack and double radiator.

## Bedroom 1 (front) 13'1" x 13'5"



Maximum dimensions into bay with UPVC double glazed windows overlooking gardens to the front, coved cornice to ceiling and double radiator.

## Lounge 11'10" x 14'6"



UPVC double glazed windows to front, open fire with stone surround, tiled hearth and dressed stone mantel, and double radiator. Open plan to dining room.

## Dining Room 11'10" x 13'6"



Maximum dimensions into bay with UPVC double glazed windows overlooking gardens to the rear, double radiator and coved cornice to ceiling.

## Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under and large corner shower cubicle with

Rainforest showerhead - attractive white suite with part tiled walls, wood effect flooring, ladder design heated towel rail, ceiling mounted extractor unit with UPVC lined ceiling and UPVC double glazed window.

## Kitchen 6'7" x 15'1"



Base and eye level units with stone coloured working surfaces incorporating single drainer sink unit with pedestal mixer taps, plumbing for automatic washing machine, space for electric cooker with tempered glass splashback and overhead extractor hood, UPVC double glazed windows to side and rear aspects, timber panelling to walls, LED downlights, double radiator and UPVC door providing access out into rear gardens.

## First Floor Landing

Access point to loft.

## Bedroom 2 (front and rear) 12'0" x 17'2"



Into dormers to both front and rear aspects featuring UPVC double glazed windows and distant sea views to the rear, and 2x single radiators.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 3 6'6" x 10'6"**



Into dormer with UPVC double glazed window to side, single radiator and access point to eaves storage.

**Bedroom 4 6'2" x 8'5"**



Velux window, eaves storage cupboard and single radiator.

## Outside



Laid to lawn gardens to the front with mature shrubs and tree, college set drive providing off street parking for two cars and leading to a detached garage with up and over door. Large enclosed gardens to the rear with attractive lawns, established borders, patio seating areas capturing the sunshine all day long. Greenhouse frame behind garage and World War 2 Air raid shelter set beneath the lawn and in need of rebuilding if required.

## Garage

Up and over door, single door to side.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Leasehold

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 1/8/1932 and the Ground Rent is £5.00pa.

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 - 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.

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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

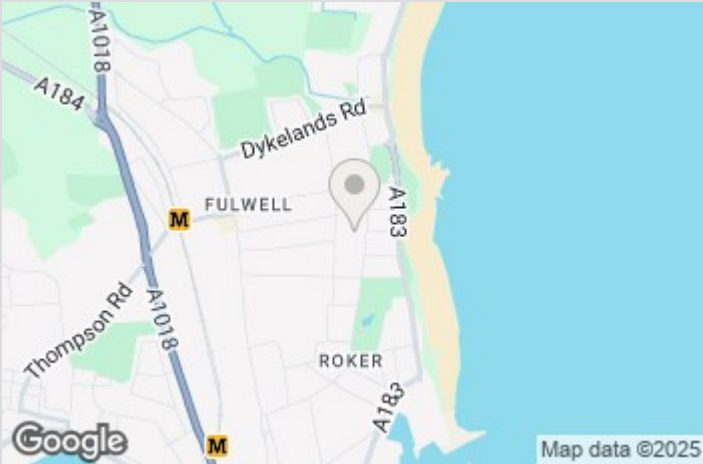
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Floor 0

Approximate total area<sup>(1)</sup>

1069 ft<sup>2</sup>

99.2 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>

1 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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