









Occupying a highly sought after position along Dovedale Road with well proportioned west facing gardens to the rear and spacious internal living accommodation, this larger style three bedroom bay window semi is finished to a good standard throughout and should prove to be very popular indeed! Internal accommodation comprises entrance porch, reception hall, lounge, open plan dining room and kitchen with French doors into gardens, separate utility, three good sized first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing, a two car drive and garage to the side.

Walking distance from the outstanding amenities, Seaburn Dene and neighbouring Fulwell have to offer, the property is within easy reach of good schools, local shops, the Coast with its award winning Blue Flag beaches and Seaburn Metro Station. Superb commuting links provide convenient access to Sunderland City Centre, South Shields, Newcastle upon Tyne and wider North East region. Immediate internal inspection is a must to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the porch.

Entrance Porch

Inner door leading into the reception hall.

Reception Hall



With a radiator, staircase to first floor and fitted overhead lights.

Lounge 12'1" x 12'6"



Double glazed bay window to the front, radiator and coved corning to the ceiling.

Dining Kitchen 13'5" x 11'6" plus 18'9" x 11'5" into recess, maxi



The kitchen is fit with a range of modern base and wall units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor hood over. There are fitted overhead spotlights, wood effect vinyl flooring, a feature radiator, double glazed window to the rear, double glazed French door to the rear garden and a boiler store. A door connects through to the utility.

Utility 7'5" x 8'2"

Fit with base units with a work bench over and space is provided for the inclusion of a washing machine. There's also vinyl flooring, double glazed window to the rear and doors to the garage and rear garden.

First Floor Landing



Double glazed window and access to the partially boarded loft via a ceiling hatch.

Bedroom 1 12'11" x 11'6"



Double glazed bay window to the front, radiator and fitted overhead spotlights.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'11" x 11'6"



Double glazed window to the rear, radiator and fitted overhead spotlights.

Bedroom 3 8'9" x 7'1"



Double glazed window, radiator and fitted overhead spotlights.

Bathroom



Fit with a low level WC, 2 wash hand basins and a p-shaped panelled bath with overhead shower. There's a double glazed window, heated towel rail, part tiled walls, overhead spotlights and wood effect vinyl flooring.

Outside



There is a driveway to the front leading to an attached garage providing off street parking, whilst to the rear there is a delightful west facing landscaped garden with a lawn and patio seating area

Garage

With electric roller shutter access door.

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.

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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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

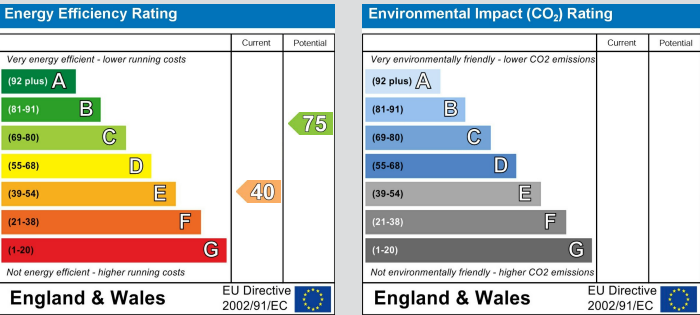
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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

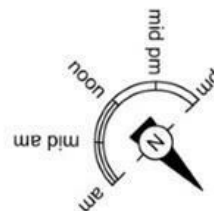


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Ground Floor
Approximate Floor Area
(52.43 sq.m)



First Floor
Approximate Floor Area
(46.96 sq.m)

89 Dovedale Road