









Sitting toward the popular Shields Road end of Alston Crescent, Seaburn Dene, Sunderland, this delightful semi-detached house offers a perfect blend of comfort and convenience. The spacious lounge seamlessly flows into the dining room, creating an inviting atmosphere for gatherings. The kitchen, which opens into a sun room, provides a bright and airy space for culinary adventures and relaxation.

The property features three bedrooms on the first floor, whilst the bathroom is conveniently located to serve all bedrooms. Outside, the west-facing gardens at the rear are perfect for enjoying the afternoon sun, while the front garden and driveway provide off street parking, adding to the practicality of this lovely home.

This property is perfectly situated for families, with access to good schools and Sea Road shopping centre just a stone's throw away. Coastal amenities and the picturesque sea front are also within easy reach, making it an ideal location for those who appreciate the beauty of seaside living. Whether you are looking for a family home or a peaceful retreat, this three-bedroom semi-detached house in Seaburn Dene is a wonderful opportunity not to be missed.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner UPVC door to lobby.

## Entrance Lobby



Stairs to first floor and door to lounge/diner.

## Lounge/Dining Room 12'5" x 20'9"



Double glazed bay window to front and double radiator. Opening through to dining room.

## Dining Room



Radiator. Door to kitchen.

## Kitchen 15'1" x 6'11"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and cooker hood. Space for a washing machine and fridge freezer. Double glazed window and UPVC door to rear.

## Sun Room 7'8" x 7'5"



Double glazed window and UPVC door to rear. Base units with countertops over providing additional space.

## First Floor Landing



Double glazed window to side and access point to loft.

## Bedroom 1 9'10" x 10'4"



Double glazed bay window to front and radiator.

## Bedroom 2 9'2" x 10'4"



Double glazed window to rear, radiator and storage cupboard.

## Bedroom 3 6'3" x 7'4"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin and bath with shower over, double glazed window and radiator.

## Outside



Garden to the front with driveway, side access through to west facing gardens mainly laid to lawn with patio seating area.

## 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

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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

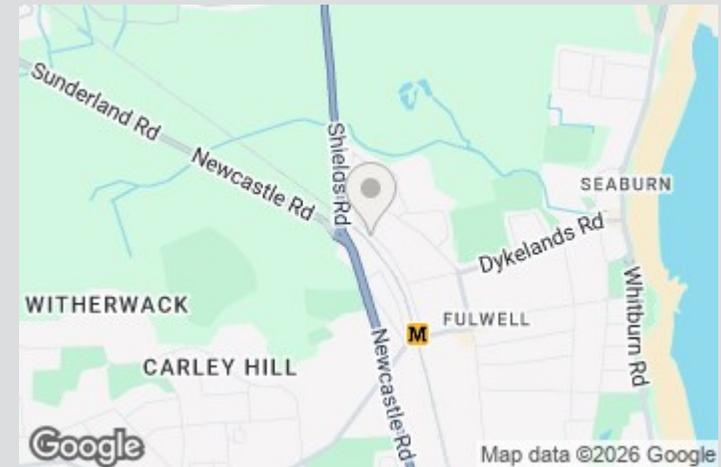
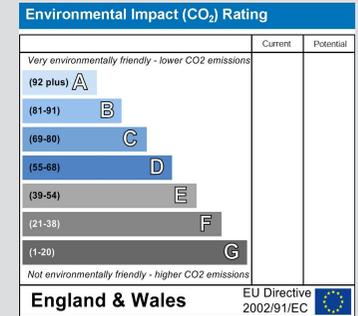
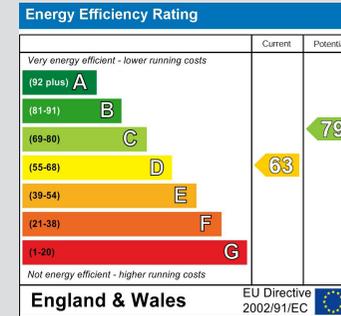
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## 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



First Floor



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

71.1 m<sup>2</sup>

766 ft<sup>2</sup>

(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.