















This larger style, extended three bedroom semi-detached home, occupies an attractive corner plot within this sought after area. Internally the accommodation includes a hall with staircase to the first floor, a dining room to the front with a bay window, a generous 18ft lounge and a kitchen that opens through to a spacious breakfast room. On the first floor there are three bedrooms, bathroom and separate wc. Externally there is a driveway to the front, an attached garage and gardens to the side and rear. Benefits of the property include double glazing and gas central heating to radiators. This location is ideal for local amenities, the shopping facilities on Sea Road and the sea front, as well as offering excellent transport links including Seaburn Metro station. With no upper chain involved, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Hall



Radiator and staircase to the first floor.

### Dining Room 13'4" into bay x 11'7" into alcove



Double glazed bay window to front and two radiators.

### Lounge 18'1" x 9'10"



Double glazed window to rear and radiator.

### Kitchen 12'6" x 6'9"



Fitted with wall and base units with work surface over incorporating sink and drainer sink, space for cooker, fridge, freezer and washing machine. Radiator, double glazed window to rear and the room opens through into breakfast room.

### Breakfast Room 11'11" x 12'5"



Double glazed window to rear, radiator and double glazed door to side.

### First Floor Landing



Double glazed window to side.

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# MAIN ROOMS AND DIMENSIONS

**Bedroom 1 14'10" into bay x 9'3" not inc robes**



Double glazed bay window to front, radiator and built in wardrobes.

**Bedroom 2 13'0" x 9'7" not inc robes**



Double glazed window to rear, radiator and built in wardrobes.

**Bedroom 3 8'4" x 6'7"**



Double glazed window to rear, radiator and fitted wardrobes and cabinets.

**Bathroom**



Pedestal washbasin and panel bath with electric shower over, radiator and double glazed window.

**Separate WC**



Low level WC, double glazed window.

**Outside**



Driveway to the front providing off street parking and access to the attached garage, whilst to the side and rear there are attractive gardens.

**Council Tax Band**

The Council Tax Band is Band C.

**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:-

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# MAIN ROOMS AND DIMENSIONS

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.

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.

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

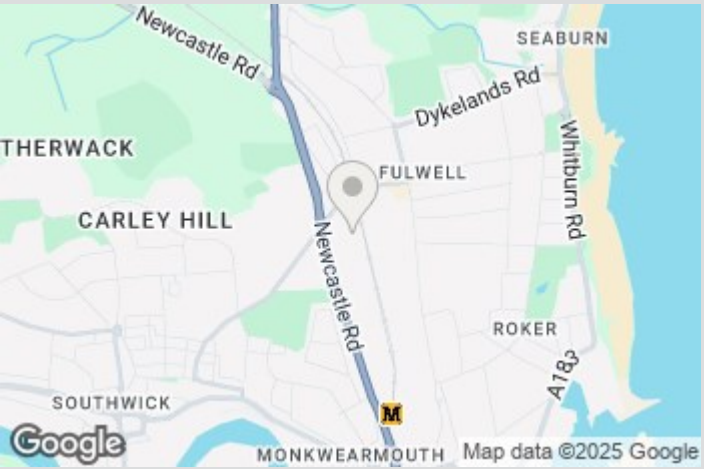
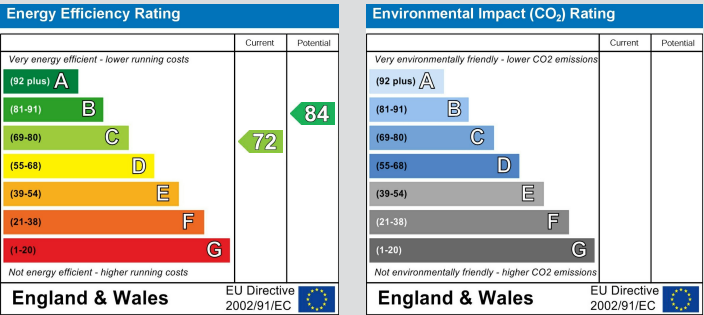
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

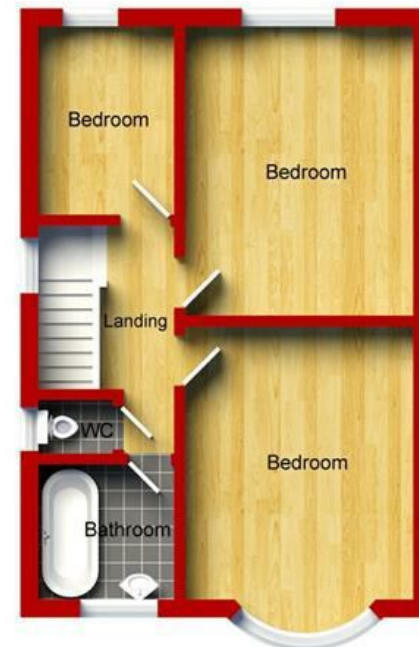


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Ground Floor  
Approximate Floor Area  
(65.90 sq.m)



First Floor  
Approximate Floor Area  
(41.70 sq.m)

