



Ocean Park Road, Seaburn, Sunderland

£439,950







Boasting a highly sought after position on the well established Lowery Park estate positioned just off the sea front within the heart of Seaburn being perfect for families searching for a coastal setting, this popular style four bedroom and two bathroom detached home enjoys a lovely open plan arrangement and features tastefully appointed accommodation comprising reception hall, ground floor WC, living room, dining room, kitchen with bi-folds leading out into rear gardens, four first floor bedrooms, an en-suite shower room and family bathroom.

Benefiting from a zoned central heating system with under floor heating to the ground floor and radiators to the first floor, the property has UPVC double glazing, a floored loft and externally sun drenched gardens to the rear, a double drive to the front with additional off street guest parking and integral garage. Walking distance of award winning Blue Flag beaches and the outstanding amenities this fashionable suburb has to offer whilst good schools and metro stations are also close to hand. Immediate internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall



Wood effect laminate flooring with under floor heating, turned spindle balustrade staircase with large understairs cloaks cupboard. Interconnecting door to garage.

## Ground Floor WC



Low level WC with wall mounted washbasin - attractive white suite with tiled walls, Herringbone pattern vinyl flooring

with under floor heating, UPVC double glazed window to front, ceiling mounted extractor unit

## Dining Room 10'1" x 11'9"



Wood effect laminate flooring with under floor heating, sharing an open plan arrangement with living room.

## Living Room 11'9" x 11'3"



Wood effect laminate flooring with under floor heating, wall preparation for wall screen TV, UPVC double glazed sliding bi-folding patio doors leading out into landscaped gardens.

## Kitchen 13'2" x 10'7" into recess



Contemporary base and eye level units with wood effect working surfaces and upstands, incorporating a single drainer stainless steel sink unit with pedestal shower head mixer tap, integrated appliances include electric halogen hob with overhead extractor hood and brushed steel splashback, split level integrated microwave oven and fan

assisted electric oven, dishwasher, fridge freezer and automatic washing machine, breakfast bar seating area, wood effect laminate flooring with under floor heating, UPVC double glazed French doors leading out into landscaped gardens to the rear.

## First Floor Landing

Large laundry cupboard featuring fitted shelving, double radiator and access point to partially boarded loft via folding retractable ladders.

## Bedroom 1 (rear) 10'4" x 14'0"



To front of fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window to rear taking in wonderful distant coastal sea views, single radiator.

## En-Suite Shower Room



Low level WC, wall mounted washbasin and walk in shower enclosure with sliding glass doors - attractive white suite with decorative wall tiles, Herringbone pattern vinyl flooring,

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## MAIN ROOMS AND DIMENSIONS

UPVC double glazed window to side, double radiator, ceiling mounted extractor unit.

### Bedroom 2 10'3" x 12'11"



UPVC double glazed window to rear taking in distant coastal views, single radiator.

### Bedroom 3 13'0" x 12'4"



UPVC double glazed window to front, double radiator.

### Bedroom 4 (front) 10'2" x 6'7"



UPVC double glazed window to front, single radiator, wood effect laminate flooring.

### Bathroom



Low level WC, wall mounted washbasin, panel bath with overhead shower mixer tap and glass screen - attractive white suite with part tiled walls, decorative tile effect vinyl flooring, UPVC double glazed window to side, single radiator, ceiling mounted extractor unit.

### Outside



The property sits in a convenient head of cul-de-sac position with block paved drive to the front accompanied by lawned gardens which in turn lead to an integral garage with up and over door, there is additional visitor parking within the shared drive to the front of the dwelling which could offer space for three more cars if required. Passage to side leading to attractive landscaped gardens featuring established lawns and various patio seating areas, external power supply with ample storage space down the side of the property perfect for wheelie bins and garden equipment.

### Garage 19'5" x 10'4" maximum width

Up and over door, fitted shelving, strip lighting, wall mounted gas combination boiler serving hot water, hot water to the underfloor heating system at ground floor level and radiators at first floor level, interconnecting door to main dwelling hall.

### Council Tax Band

The Council Tax Band is Band E.

### 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:-  
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

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# MAIN ROOMS AND DIMENSIONS

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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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 £210.00 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)

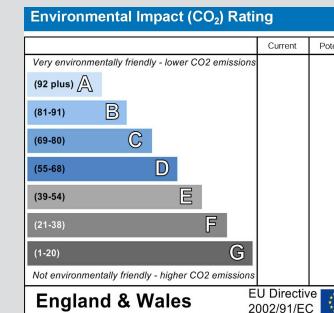
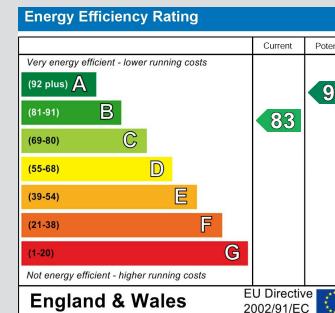
## Opening Times

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

## Ombudsman

Peter Heron Estate Agents are members of The Property

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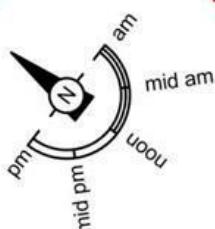
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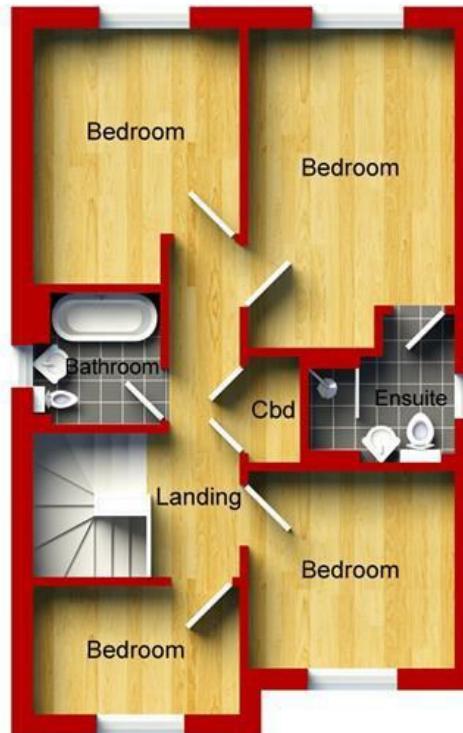
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Ground Floor  
Approximate Floor Area  
(60 sq.m)



First Floor  
Approximate Floor Area  
(54 sq.m)



73 Ocean Park Road