









Nestled in the sought-after location of Princes Avenue, Seaburn, Sunderland, this charming semi-detached house offers a delightful blend of character and whilst it would benefit from updating and modernising, it offers huge potential to those space hungry families searching for a larger than average sized home by the coast. This pre-war property features classic bay windows, enhancing its appeal and providing warm kerb appeal. With two spacious reception rooms, this home is perfect for both entertaining guests and enjoying quiet family evenings.

The ground floor boasts an inviting entrance porch leading into a hallway that connects to a comfortable lounge and a separate dining room, ideal for family meals or gatherings. The kitchen is well-equipped and includes a utility area, providing ample space for all your culinary needs.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat, along with a family bathroom. The property benefits from west-facing gardens at the rear, perfect for enjoying the afternoon sun, while the front drive accommodates parking for two vehicles, complemented by a garage at the side for additional storage or parking.

This home is available with no upward chain, making it an attractive option for those looking to move quickly. Its location is particularly desirable, with immediate access to Sunderland's magnificent coastline and a wealth of superb amenities nearby. This property carries huge potential, whether you are looking to make it your family home or an investment opportunity. Don't miss the chance to view this lovely house in the heart of Seaburn.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Porch



Double glazed windows and inner door to hall.

### Reception Hall



Radiator and stairs to first floor with storage under.

### Lounge 12'9" x 17'0"



Double glazed sliding door to rear, radiator, gas fire with stone wall feature, built in storage and shelving.

### Dining Room 12'7" x 12'5"



Double glazed bay window to front, radiator and feature fireplace.

### Kitchen 7'7" x 8'6"



Range of wall and base units with countertops, space provided for an oven, washing machine and fridge freezer. Double glazed window and radiator. Archway to utility.

### Utility Room 9'6" x 7'6"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. 2x double glazed windows. Door to rear.

## First Floor Landing



Double glazed window to side and access point to loft.

### Bedroom 1 12'10" x 12'5"



Double glazed bay window to front and radiator.

### Bedroom 2 11'8" x 12'7"



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'8" x 8'2"



Double glazed bay window to front and radiator.

## Bathroom 7'6" x 8'7"



Low level WC, washbasin and bath, radiator and 2x double glazed windows.

## Outside



Paved garden to the front with driveway leading to garage and to the rear gardens with greenhouse x2.

## Garage

Access via wooden gates. Door to rear.

## Council Tax Band

The Council Tax Band is Band C.

## 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 1/8/1902 and the Ground Rent is £TBC.

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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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

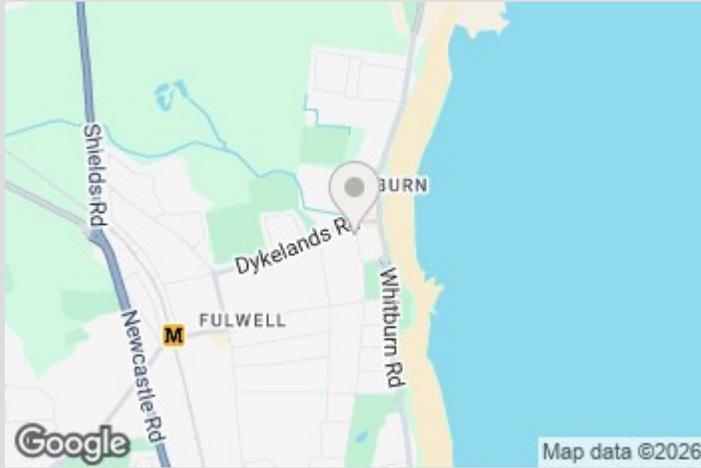
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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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Ground Floor



First Floor



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

125.1 m<sup>2</sup>

1344 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.

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