



 peterheron
sales & lettings

 peterhe
sales & l

Bampton Avenue, Seaburn Dene, Sunderland

£249,950







This popular style four bedroom and two reception room semi detached home sitting within this quiet avenue in the heart of Seaburn Dene and walking distance from all local amenities, offers well proportioned living accommodation perfect for families. Comprising reception hall, lounge and open plan dining room, extended kitchen, four first floor bedrooms and a bathroom, the property externally has gardens to the front with a drive, garage to the side together with sun drenched gardens to the rear. Perfectly placed for Seaburn Metro station, good schools and Sunderland's magnificent coastline with its award winning Blue Flag beaches, this delightful home would benefit from some cosmetic enhancement but is priced accordingly and boasts huge potential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Reception Hall



Stairs to first floor and radiator.

Lounge 11'10" x 8'3"



Double glazed bay window to front, radiator and feature fireplace. Opening through to dining room.

Dining Room 10'0" x 8'11"



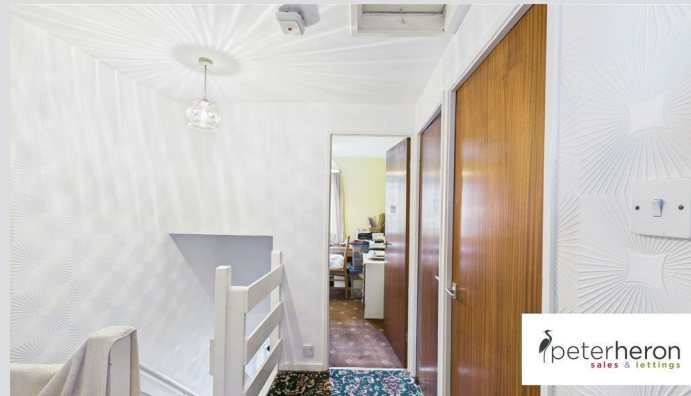
Double glazed bay window to rear and radiator.

Kitchen 15'10" x 9'10"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for cooker, fridge freezer and washing machine. Storage cupboard, radiator and serving hatch to dining room. Double glazed window and UPVC door to rear. Door to garage.

First Floor Landing



Access point to loft.

Bedroom 1 10'5" x 6'8" plus 9'2" x 5'11"



2x double glazed windows to front, 2x radiators and storage cupboard.

Bedroom 2 14'5" x 8'1"



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

Bedroom 3 10'2" x 10'1"



Double glazed window to rear and radiator.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 4 11'1" x 6'10"



Double glazed window to rear and radiator.

Shower Room



Low level WC, washbasin and walk in shower cubicle, heated towel rail and double glazed window.

Outside



Generous rear garden with block paved and lawned areas. Block paved driveway to front.

Council Tax Band

The Council Tax Band is Band C.

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.

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

Opening Times

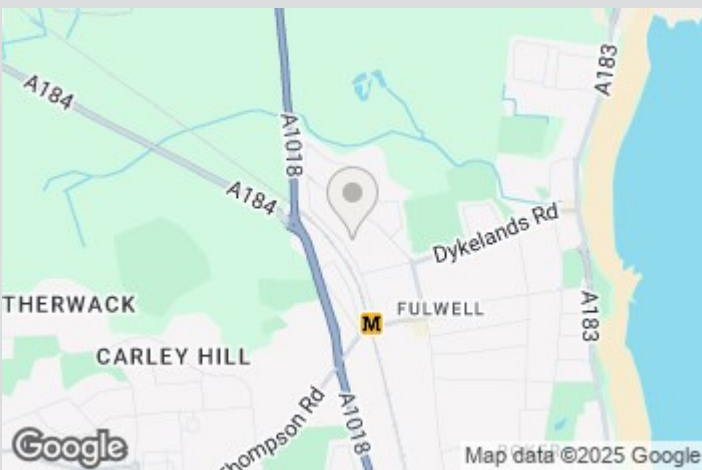
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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

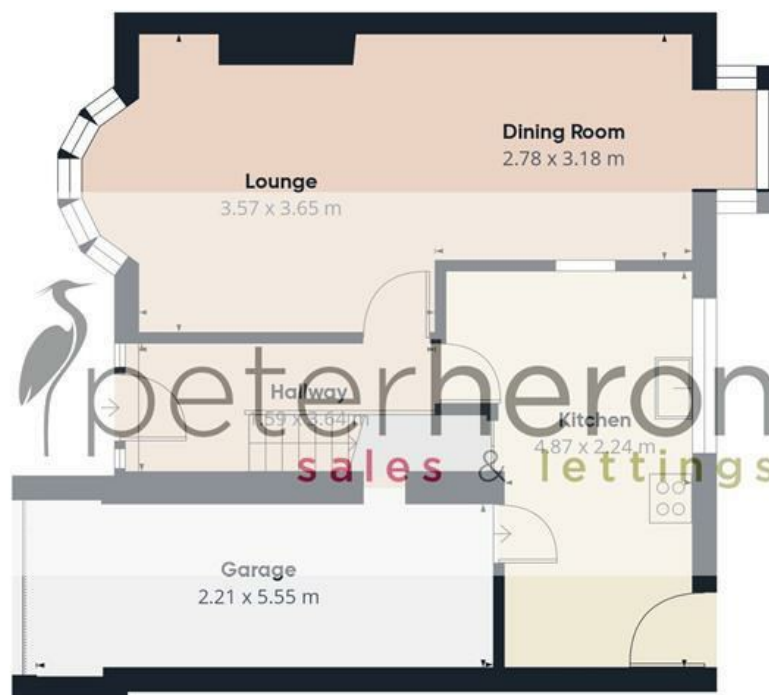
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0

Approximate total area⁽¹⁾
103.4 m²



Floor 1

(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.