







HAPPINESS
IS NOT A
DESTINATION
IT IS A
WAY
OF LIFE



An extended four bedroom semi-detached home, providing spacious accommodation within this ever popular location. Internally the accommodation includes an entrance porch, lobby with staircase to the first floor, generous lounge diner, modern kitchen and a conservatory that enjoys a delightful aspect over the rear garden. On the first floor there are four well-proportioned bedrooms and a family bathroom/wc. Externally there is a driveway to the front, an integral garage and a superb garden to the rear, laid mainly to lawn with a decked area and planted borders. This ideal location is within easy reach of the Sea Front and is within close proximity of an extensive range of amenities including well-regarded schools, Seaburn Metro Station and the shopping facilities on Sea Road. Early viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via glazed entrance door to

Entrance Porch

Single glazed window and inner door leading through to

Lobby

Central heating radiator, staircase to first floor.

Lounge/Diner 12'4" into alcoves x 14'7" into bay plus 8'2" x 7'



Double glazed bay window to front, two central heating radiators. double glazed French door leading through to conservatory.

Kitchen 6'4" x 11'0" plus 7'10" x 7'1"



Fitted with a range of modern wall and base units with work

surfaces over incorporating sink unit, space for range style cooker and fridge freezer, built in cupboard, double glazed window to rear, chrome ladder style central heating radiator and double glazed door to

Conservatory 14'2" x 7'3"



Double glazed French door to rear decked area, and double glazed windows providing a pleasant aspect over the garden.

First Floor Landing

Bedroom 1 12'6" x 12'5" into bay



Double glazed bay window to front, central heating radiator and built in cupboard.

Bedroom 2 10'2" x 8'10"



Double glazed window to rear and central heating radiator.

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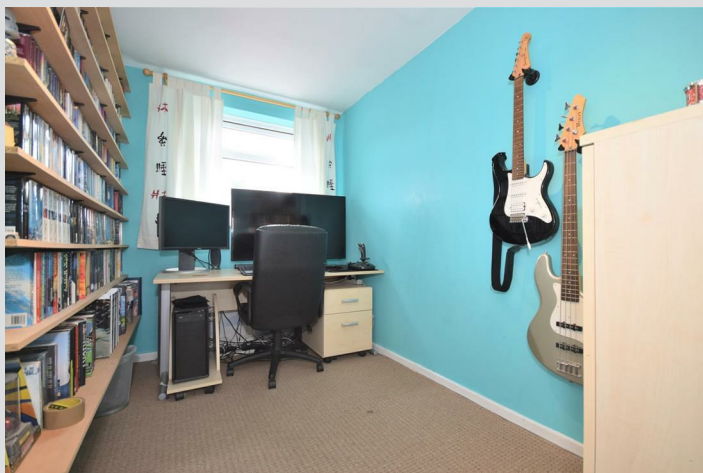
MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'5" x 11'8" extending to 14'9" into recess



Double glazed window to rear and central heating radiator.

Bedroom 4 6'5" x 10'1"



Double glazed window to front.

Bathroom



Low level WC, pedestal washbasin and panel bath with electric shower over, double glazed window.

Outside



Driveway to the front leading to an integral GARAGE whilst

to the rear there is a delightful garden laid mainly to lawn with decked area and planted borders.

Garage 17'11" x 7'1"

Up and over access door, internal door to kitchen.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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

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MAIN ROOMS AND DIMENSIONS

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.

Important Notice Part 2

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.

Sea Road Viewings

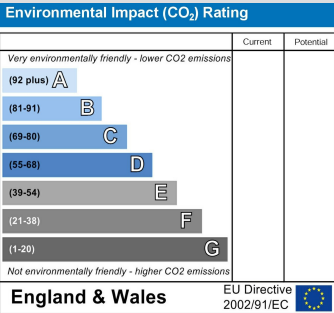
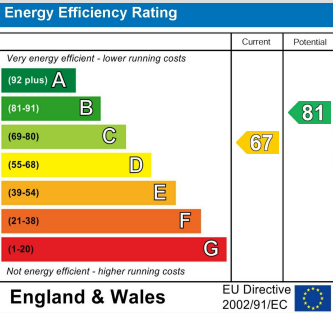
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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