









A spacious and well maintained three bedroom larger style semi-detached house, occupying an attractive position on Dovedale Road within this ever popular area. Internally the well-proportioned accommodation briefly includes to the ground floor of an entrance vestibule, reception hall with staircase to the first floor, lounge with bay window, separate dining room with a large double glazed picture window overlooking the garden and a kitchen. On the first floor there are three bedrooms, bathroom and a separate wc. Externally there is a garden to the front with a driveway, a good sized garage and useful side access leading to a delightful garden to the rear with a lawn and patio area. This location is ideally placed for easy access to local amenities, schools, the shops and cafes on Sea Road, the Sea Front and excellent transport links including Seaburn Metro Station. With no upper chain involved, we highly advise early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC double glazed double doors.

## Entrance Vestibule

UPVC double glazed door to hallway.

## Reception Hall



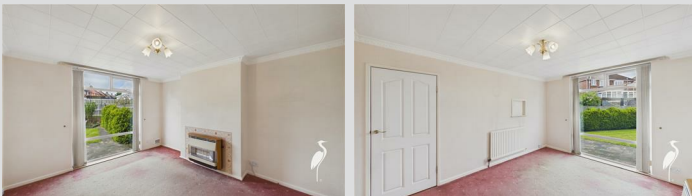
Stairs to first floor and radiator.

## Lounge 12'1" x 12'5"



Double glazed bay window to front, radiator and gas fire.

## Dining Room 13'5" x 11'3"



Double glazed window to rear, radiator and gas fire.

## Kitchen 8'2" x 6'11"



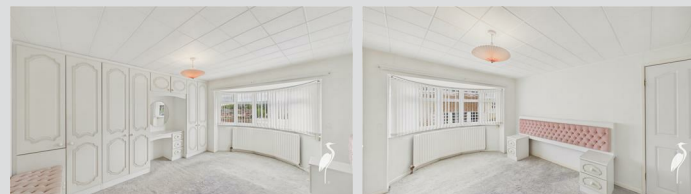
Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor. Space for washing machine and fridge freezer. Storage cupboard, Double glazed window and UPVC door to rear.

## First Floor Landing



Double glazed window to side and access point to loft.

## Bedroom 1 12'8" x 11'6"



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

## Bedroom 2 13'2" x 11'7"



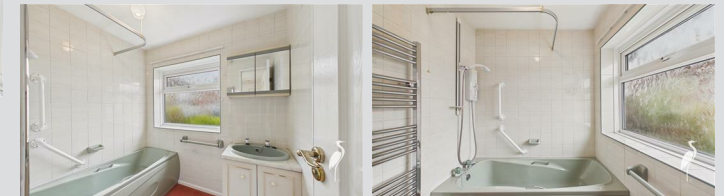
Double glazed window to rear, radiator and built in wardrobes.

## Bedroom 3 8'0" x 6'11"



Double glazed window to front and radiator.

## Bathroom



Washbasin set into vanity unit and bath with shower over, chrome heated towel rail and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Separate WC



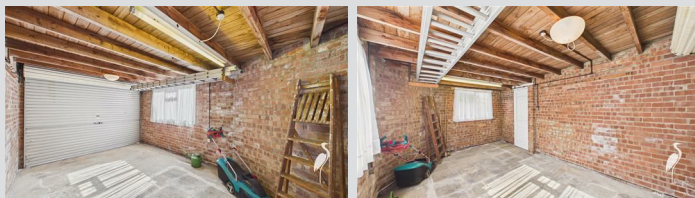
Low level WC, double glazed window.

## Outside



Generously sized front garden with lawned areas and a gated driveway providing off street parking, useful side access and a delightful garden to the rear with a lawn and patio area.

## Garage 16'7" x 10'5"



Access via roller shutter door providing off street parking and storage space. 2x double glazed windows to rear and side elevations and UPVC door to rear garden.

## 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:- 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 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.

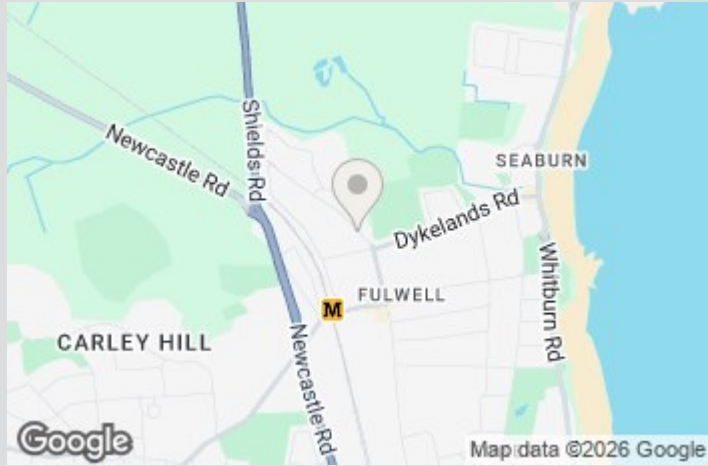
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive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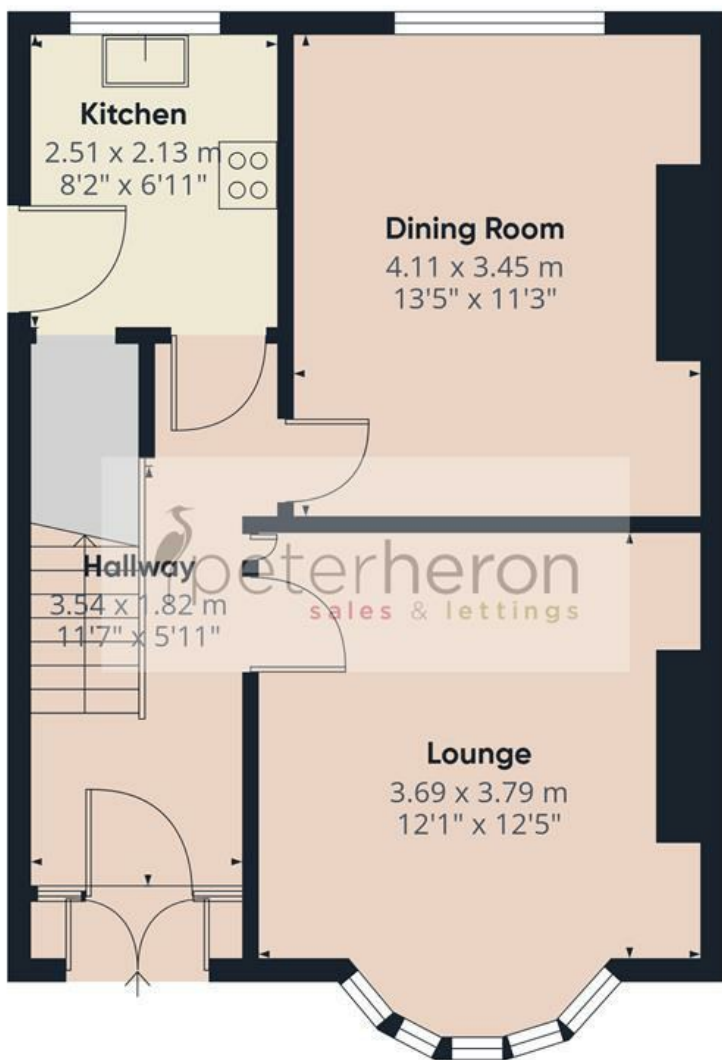
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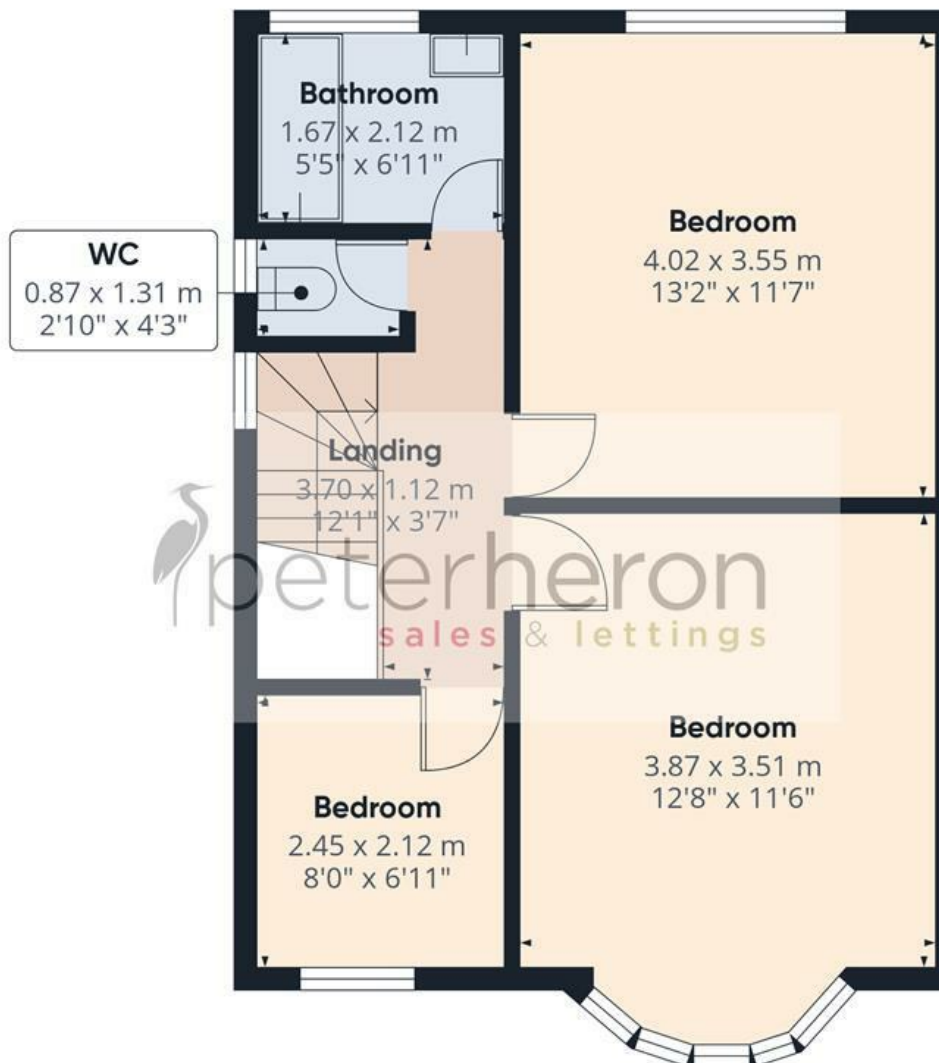


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Ground Floor



First Floor

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

86.4 m<sup>2</sup>  
931 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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