









This beautifully presented and well modernised four bed semi with freehold tenure, enjoys a sought after position within the fashionable Seaburn Dene estate accessible to excellent amenities. Accommodation includes an entrance porch, lounge with wood burning stove, dining room, modern kitchen, four bedrooms, a bathroom and an en-suite and features of note include gas central heating and UPVC double glazing, block paved gardens to the front are accompanied by a south facing garden to the rear offering astro turf lawn and patio seating area. Situated close to Monkwearmouth Academy and Seaburn Dene Primary school, the property is walking distance from Sea Road shopping centre, Seaburn Metro station and is central to the Sea Front, City Centre and wider regions of the North East. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Via Composite Door

Entrance Hallway

Lounge 12'4" x 15'3"



Into bay with UPVC double glazed windows to front, solid wood flooring, wood burning stove set within lovely Inglenook fireplace, coved cornicing to ceiling, open plan to

Dining Room 7'8" x 8'1"

Solid wood flooring, period style radiator, UPVC double glazed French doors to rear leading out into attractive gardens.

Kitchen 7'3" x 14'3"



Beautiful modern units with base and eye level cupboards incorporating Quartz working surfaces and under bench sink unit, pedestal mixer tap and drainer, range cooker, tiled splash backs with extractor hood, space and plumbing for

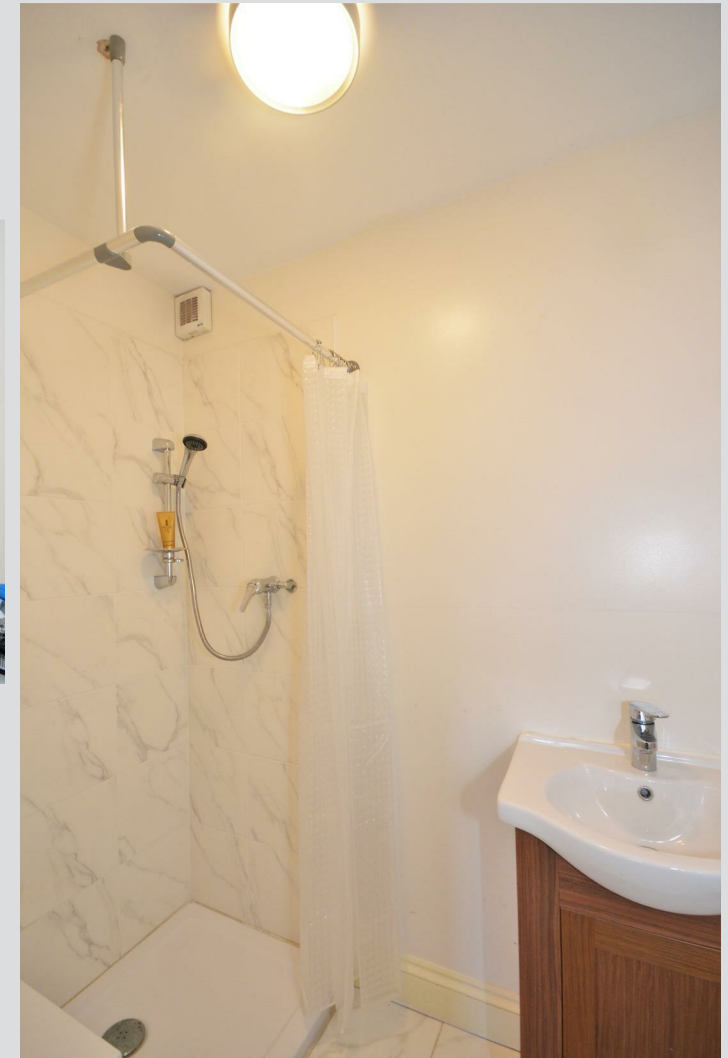
automatic washing machine, cupboard concealing wall mounted gas combination boiler serving hot water and radiators, other integrated appliances include a slimline dishwasher and integrated fridge freezer, large built in cupboard with fitted shelving, double radiator, tiled floor, UPVC double glazed window to rear.

Bedroom 4/ Study/ Playroom 11'11" x 6'1"



Double glazed bow window and radiator.

En-Suite



Low level W.C. Washbasin and Shower Cubicle - white suite with extractor

First Floor Landing

Bedroom 1 10'4" x 9'10"



Double glazed bay window, radiator and fitted wardrobes.

Bedroom 2 10'4" x 9'2"



Double glazed window and radiator.

Bedroom 3 8'3" x 6'3"



Double glazed window and radiator.

Bathroom



Stunning suite comprising of a low level WC, double washbasin set onto vanity unit and bath - white suite with part tiled walls and floor, extractor fan, two double glazed windows and contemporary radiator.
UPVC double glazed window

Outside



Rear garden enclosed with Astro turf, patio area and outside shed with power and electric.

Drive to front with off street parking.

The garden shed has power and light ideal for a gym/ workshop/ or just additional storage .

Tenure Freehold

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

Important Notice

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.

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Important Notice

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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.

