















We are delighted to offer this imposing Edwardian five bedroom, three bathroom and three reception room semi detached villa situated within the highly regarded and long established Seaburn location. Occupying a well proportioned plot with spacious West facing gardens to the rear and open views across Seaburn Park and the sea beyond, this home possesses many original architectural features and is perfect for that discerning space hungry family searching for a period home with enormous potential.

With a host of period features, the property internally has generously proportioned accommodation arranged over three floors comprising an entrance porch, reception hall, lounge, sitting room, dining room and kitchen to the ground floor, whilst at first floor level there are three bedrooms and a bathroom and at second floor level two further bedrooms, a dressing room and shower room.

Externally there is a lovely large mature west facing garden to the rear and large drive to the front with a detached garage. This indeed is a rare and unique opportunity to purchase a property of undoubted quality and distinction.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door leading to:

### Entrance Porch

Laminate flooring, door leading to hall.

### Reception Hall



Stairs leading to the first floor, feature fireplace, understairs storage cupboard, feature ceiling beams, radiator, laminate flooring.

### Sitting Room 15'7" x 13'1"



UPVC double glazed French doors to the rear, two UPVC double glazed windows, feature fireplace, feature ceiling beams, laminate flooring.

### Lounge 15'7" x 12'11"



UPVC double glazed bay window, multi fuel stove, radiator, arched alcoves, decorative ceiling.

### Dining Room 14'7" x 12'11"



Decorative ceiling, radiator, UPVC double glazed corner bay window to front taking in sea views, laminate flooring.

### Breakfasting Kitchen 22'0" x 10'9"



Fitted with a range of wall and base units, worktops, inset

sink, range cooker with splashback and overhead extractor hood, integrated dishwasher, radiator, space for American style fridge freezer, plumbing for automatic washing machine, space for tumble dryer, wall mounted gas combination boiler, UPVC double glazed windows, UPVC double glazed door leading to outside.

## First Floor Landing



Stairs leading to the second floor, UPVC double glazed window to the side, UPVC double glazed door leading to the balcony, feature ceiling beams.

### Bedroom 2 16'4" x 14'4"



UPVC double glazed bay window, radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 15'8" x 12'11"



UPVC double glazed bay window, radiator.

## Bedroom 5 11'10" x 10'11"



UPVC double glazed window, radiator.

## Family Bathroom



WC with high level cistern, washbasin vanity unit, free standing bath with floor mounted shower mixer taps and large walk in shower enclosure - white suite, part tiled timber panelled walls, fireplace, radiator, wall lights, floor tiles, UPVC double glazed window.

## Shower Room 9'8" x 6'5"



Low level WC, washbasin vanity unit with cupboards under and walk in shower enclosure, part tiled timber panelled walls, radiator, wall lights, floor tiles, UPVC double glazed window.

## Second Floor Landing

Doors leading to the bedrooms.

## Master Bedroom 18'4" x 36'1"



UPVC double glazed windows to the front and rear, feature fireplace, radiator, laminate flooring.

## Dressing Area 11'1" x 9'1"



Fitted wardrobes and storage cupboards.

## En-Suite Shower Room 14'9" x 6'9"



Low level WC, vanity washbasin and shower cubicle, radiator, UPVC double glazed window, laminate flooring.

## Bedroom 4 14'2" x 11'6"

UPVC double glazed window, radiator.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is an enclosed lawned garden, block paved driveway which provides off street parking for multiple vehicles which leads to the GARAGE. To the rear of the property there is a enclosed garden incorporating lawned and patio areas and established shrubbed borders.

**Garage 62'4" x 29'6" x 29'6" x 22'11"**

## Council Tax Band

The Council Tax Band is Band F.

## 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

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## Fawcett Street Viewings

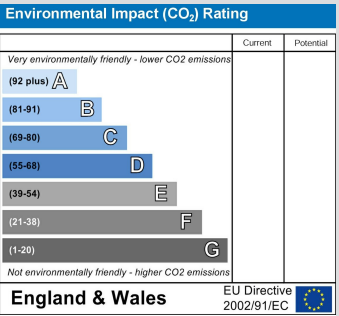
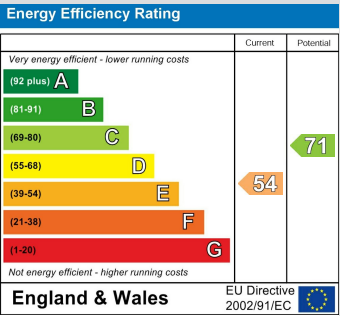
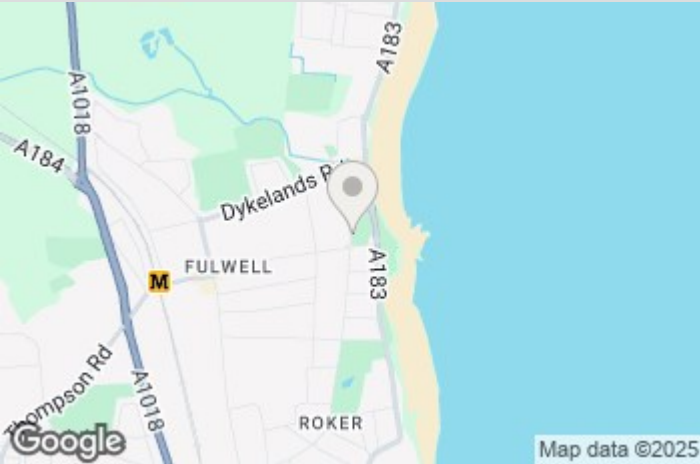
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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