









Fashionably situated along this highly desirable coastal avenue set within easy walking distance of the sea front with its award winning Blue Flag beaches. This delightful four bedroom bay window semi with south facing gardens to the rear, offers comfortable living space perfect for families and is available with no upward chain.

Internal accommodation comprises entrance porch, hallway, lounge, dining room, kitchen, four first floor bedrooms and a bathroom whilst features of note include gas central heating and UPVC double glazing. Externally there is a drive to front, garage to side and enclosed sun drenched gardens to the rear.

Enjoying an elevated situation the property is set close to an extensive range of urban amenities including good schools, shops, restaurants, bars, cafes and Seaburn Metro Station.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

UPVC double glazed windows and inner door leading into

Hallway



Staircase to first floor, understairs storage cupboard and radiator.

Lounge 11'5" plus bay x 11'7"



UPVC double glazed windows and two radiators

Dining Room 17'2" x 10'6" plus bay



UPVC double glazed bay window to rear, wall mounted gas fireplace and radiator. Door to garage. Opening through into kitchen.

Kitchen 13'8" x 6'4"



Base and eye level units with working surfaces over incorporating sink and drainer unit, wall mounted Baxi combi boiler, integrated double oven and hob with extractor, radiator, UPVC double glazed window and door to rear garden.

First Floor Landing

Bedroom 1 12'7" plus bay x 10'4" into fitted wardrobes



UPVC double glazed bay window to front, radiator and fitted wardrobes and drawers.

Bedroom 2 9'8" plus bay x 9'7" into fitted wardrobes



UPVC double glazed bay window to rear, radiator and fitted mirror fronted sliding door wardrobes.

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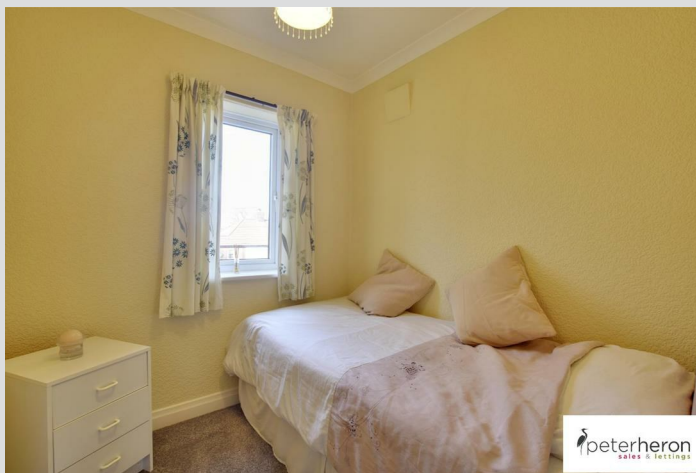
MAIN ROOMS AND DIMENSIONS

Bedroom 3 14'0" x 6'5"



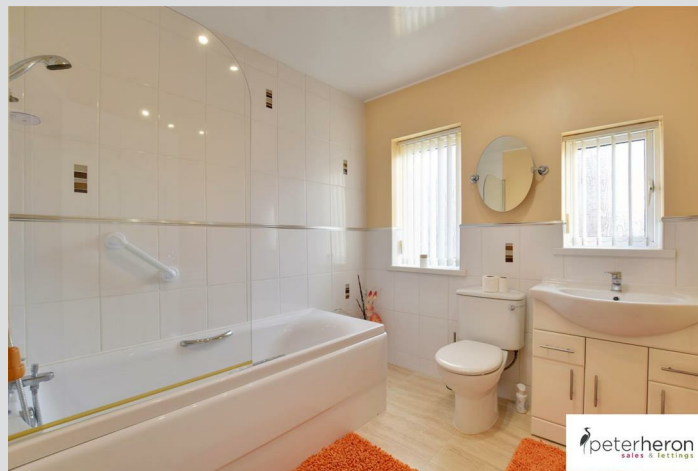
Double glazed windows to front and rear, radiator.

Bedroom 4 6'9" x 6'7"



UPVC double glazed window>

Bathroom



Low level WC, washbasin vanity unit and panel bath with overhead shower and glass screen, part tiled walls, two double glazed windows and heated towel rail.

Outside



Garden to the front with driveway leading to attached GARAGE, whilst to the rear attractive south facing gardens.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/05/1935 and the Ground Rent is £4.50 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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 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

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MAIN ROOMS AND DIMENSIONS

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

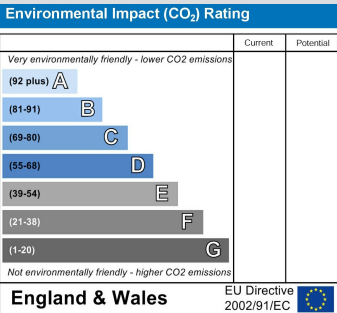
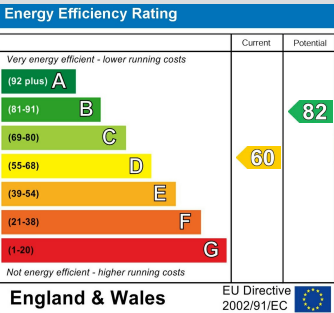
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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