









An extended, three bedroom semi-detached house, occupying a delightful cul-de-sac position within this highly sought after location. The well appointed accommodation is arranged over two floors and comprises to the ground floor of an entrance porch, lobby with staircase to the first floor, spacious lounge leading through to a dining room and a fitted kitchen. On the first floor there are three bedrooms and modern family bathroom/wc. Benefits of the property include double glazing and gas central heating to radiators. Externally there are gardens to the front and rear along with a driveway and a garage. The property is situated in the ever popular residential are of Seaburn Dene and is close to local amenities, shops and cafes on Sea Road as well as highly regarded schools. There are excellent transport links to Sunderland City Centre and networks to wider parts of the region. Viewing is essential.

MAIN ROOMS AND DIMENSIONS

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.

Entrance Porch

Accessed via a double glazed entrance door, with double glazed windows and an inner double glazed door to;

Lobby

Staircase to first floor, radiator and door to;

Lounge 14'7" into bay x 12'4" into alcove

With a double glazed bay window to the front, radiator, feature fireplace and the room opens through to;

Dining Room 15'8" x 8'0"

Double glazed window to the rear overlooking the garden, radiator and door to;

Kitchen 15'2" x 6'10"



Fitted with wall and base units with worksurfaces over incorporating a one and a half bowl sink and drainer unit.

Integrated appliances include an electric oven and hob and space has been provided for the inclusion of an American style Fridge Freezer and a dishwasher. Built in cupboard, radiator and two double glazed windows. A door connects through to the garage.

First Floor Landing

Double glazed window to the side and doors leading off to the bedrooms and family bathroom/wc.

Bedroom 1 12'7" into bay x 9'8"



With a double glazed bay window to the front and a radiator.

Bedroom 2 10'3" x 9'0"



Double glazed window to the rear providing far reaching views and a radiator.

Bedroom 3 7'6" x 6'2"



Double glazed window to the rear providing far reaching views and a radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom/wc



Fitted with a modern white suite including a low level wc, pedestal wash hand basin and a panel bath with shower attachment over. There is a chrome ladder style radiator, tiled walls and a double glazed window.

Externally



To the front of the property there is a garden with a driveway providing off street parking. There is a useful side access leading to an attractive rear garden with a lawn and decked area.

Garage 21'4" x 8'4"

A generous attached garage with an up and over access door. Door to kitchen and rear garden. Wall mounted boiler and there is space for a washing machine and dryer.

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 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.

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MAIN ROOMS AND DIMENSIONS

Sea Road Viewings

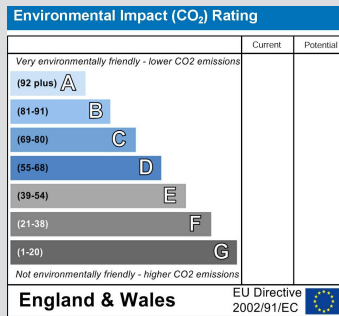
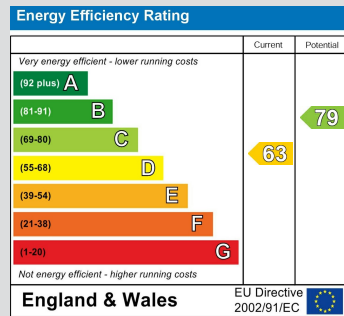
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

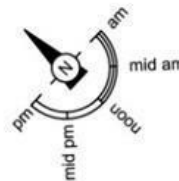


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Ground Floor
Approximate Floor Area
(42.98 sq.m)



First Floor
Approximate Floor Area
(31.40 sq.m)

1 Stainton Grove