









A very well presented two bedroom semi detached home with off street parking for two cars together with a garage to the side. This lovely home offers stylish, open plan living and features an attractive lounge which shares an open plan arrangement with the adjoining kitchen and dining room, complete with french doors leading out to spacious rear gardens which enjoy a peaceful rear aspect overlooking Mere Knolls Cemetery. Well appointed and tastefully decorated throughout; this fine home is ideal for those who wish to live in this highly desirable coastal location just a short walk from the sea front. The property internally features a reception hall, lounge, dining room, kitchen, two double size first floor bedrooms and a modern bathroom suite whilst externally, in addition to the double drive at the front, there are spacious lawned gardens to the rear with a raised timber decked seating area getting the sunshine all day long and perfect for BBQ's and alfresco dining. Walking distance from all the superb amenities this highly fashionable suburb of Seaburn has to offer, the property is well placed for award winning Blue Flag beaches, good schools, local Tyne and Wear Metro stations and Sea Road shopping centre. Within easy reach of bars, pubs, restaurants and cafes, this is the perfect location to live for professional couples who need everything on their door step. Internal inspection highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Lobby

Lounge 12'5" x 15'1"



Into UPVC double glazed bay window to front, hole in wall fireplace, open plan to

Dining Room 8'2" x 7'8"



UPVC double glazed French doors leading out into wonderful rear gardens, laminate flooring, double radiator, open plan to

Kitchen 7'0" x 7'3"



Base units with concrete effect working surfaces incorporating a stainless steel 1 1/2 bowl single drainer sink unit with professional mixer tap, Bosch electric hob with split level double electric oven, understairs storage cupboard with fitted shelving, under bench fridge, interconnecting door to garage.

First Floor Landing

UPVC double glazed window to side and access point to loft.

Bedroom 1 (front) 12'7" x 15'7"



Maximum dimensions into recess and bay with UPVC double glazed windows to front, built in cupboard.

Bedroom 2 (rear) 9'0" x 10'7"



UPVC double glazed window to rear with lovely views towards Mere Knolls cemetery, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin, shower bath with rainforest shower and glass screen - attractive white suite with wall and floor tiles.

Outside



College set block paved drive to front with off street parking for two cars leading to attached GARAGE. Enclosed landscaped gardens to the rear with patio seating area accessed directly from the dining room, steps lead up to a raised lawn with established borders and there is an impressive timber decked seating area getting sunshine all year round.

Garage 16'4" x 14'3"

Base and eye level units with working surfaces together with plumbing for automatic washing machine and dishwasher, wall mounted gas combination boiler serving hot water and

radiators, up and over door, UPVC double glazed door providing access out into rear gardens.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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 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.

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

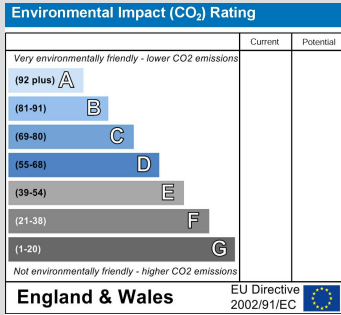
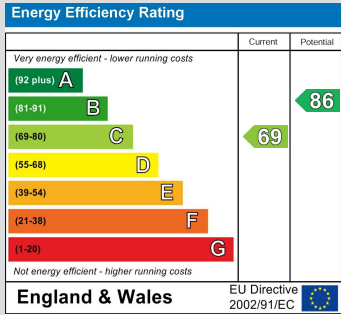
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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MAIN ROOMS AND DIMENSIONS

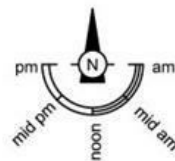


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Ground Floor
Approximate Floor Area
(31.19 sq.m)



First Floor
Approximate Floor Area
(31.22 sq.m)

61 Deepdene Road