







NUGO RYA

11
TRAVELERS REST



Occupying a highly desirable location on this small cul-de-sac with breathtaking sea views to the front, this wonderful four bedroom semi detached home, finished to a lovely standard throughout, is ideal for those families who are searching for a coastal home from where you can enjoy wonderful clifftop walks and a leisurely stroll down to award winning Blue Flag beaches.

The property is well modernised and tastefully decorated throughout and features a reception hall, living room, open plan dining kitchen, ground floor washroom with WC, three first floor bedrooms and a shower room whilst at second floor level there is a fourth bedroom with Velux windows providing superb coastal views.

Benefiting from gas central heating and UPVC double glazing, the property externally has a lovely drive to the front with off street parking for numerous cars together with an integral garage and at the rear generous sized enclosed gardens with attractive lawns and a patio seating area accessed directly from the lounge.

Quietly situated on the popular and highly desirable Nicholas Avenue Estate which comprises a variety of individually designed homes, this superb property is well placed for all amenities including restaurants, bars, cafes and shops, and is just a stones throw from Whitburn Academy. Immediate internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Reception Hall

Understairs storage cupboard.

Lounge 12'2" x 24'2"



UPVC double glazed bay window to front with plantation shutters, cast iron gas stove and French doors to the rear which lead out into gardens.

Open Plan Kitchen/Diner 18'10" x 13'0"



Modern contemporary kitchen fitted base and eye level units with butchers block working surfaces, central island with gas hob and extractor over, a good range of integral appliances, access to garage. Window to rear and French doors leading out into rear gardens.

Ground Floor Washroom

Low level WC and washbasin.

First Floor Landing

UPVC double glazed window to side.

Master Bedroom 18'4" x 11'8"



Maximum dimensions, Plantation Shutters, French doors leading to balcony with sea views.

Bedroom 2 (front) 11'9" x 9'0"



Window to front with plantation shutters, fitted sliding door wardrobes.

Bedroom 3 11'11" x 10'9"



Window, radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin vanity unit and walk in shower cubicle, fully tiled, window with plantation shutters and radiator.

Converted Loft 11'6" x 11'7"

Built in cupboard with wall mounted gas combination boiler serving hot water and radiators. Velux Windows.

Sea Views



Outside



Gardens to the rear with good sized lawns.

Garage 9'4" x 16'9"

Council Tax Band

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

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold with a 999 year lease. 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.

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MAIN ROOMS AND DIMENSIONS

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

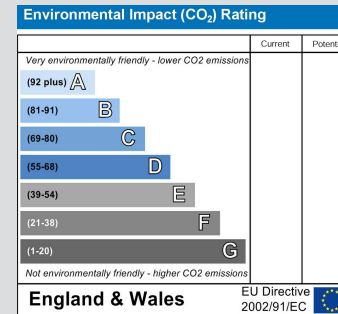
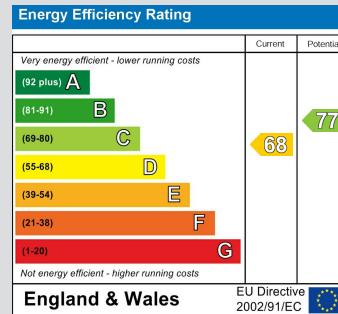
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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