









'Seafields' was built by Gordon Durham in 1989 is one of Seaburn's most sought after addresses, with its desirable position just off the sea front and walking distance from superb amenities. This three bedroom detached bungalow sits on a corner plot in an enviable position and is offered for sale with no upward chain. The well appointed accommodation is arranged over one level and comprises entrance hall, three bedrooms, master with en-suite shower room, family bathroom, open plan kitchen and dining area, conservatory, and utility room all benefiting from UPVC double glazing and gas central heating. The property benefits from a part boarded loft with power and lighting which is perfect for storage. Externally there are gardens to three sides, driveway and double garage. The property is ideally located for all amenities, has excellent transport links to Sunderland city centre and local road networks. Early viewing is recommended.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

UPVC double glazed door to

Entrance Porch

Door to

Reception Hall

Storage cupboard, airing cupboard and radiator.

Lounge 17'3" x 11'3"



Two UPVC double glazed windows including bay, shelved alcoves, wall lights, feature fireplace and two radiators.

Dining Room 11'6" x 9'6"



Radiator, UPVC double glazed sliding patio doors into sun lounge, open plan arrangement to

Kitchen 11'6" x 9'5"



Fitted with a range of contemporary wall and base units,

worktops, inset sink, ceramic hob, double electric oven, extractor fan, integrated dishwasher, two radiators, UPVC double glazed patio doors leading to sun lounge, mirror fronted breakfast bar peninsula, door to

Utility Room 8'2" x 6'7"



Fitted with base units, worktops, tiled splashbacks, plumbing for washer, space for fridge freezer, UPVC double glazed window to the rear, UPVC double glazed door leading to outside, interconnecting door to double garage.

MAIN ROOMS AND DIMENSIONS

Sun Lounge 11'8" x 10'11"



Supalite roof system with double glazed French doors leading out into rear gardens.

Master Bedroom 12'7" x 11'6"



UPVC double glazed window, fitted wardrobes, double radiator, door to

En-Suite Shower Room 6'0" x 5'10"



WC, washbasin and shower cubicle, demister mirror and shaving socket, UPVC double glazed window to the side, ladder radiator and tiled floor.

Bedroom 2 11'5" x 10'2"



UPVC double glazed window to rear and radiator.

Bedroom 3 8'0" x 8'0"



UPVC double glazed window to rear, fitted wardrobes with sliding doors and radiator.

Bathroom 6'3" x 5'6"



Fitted with a white contemporary suite comprising of WC,

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MAIN ROOMS AND DIMENSIONS

washbasin and bath with shower over, part tiled walls and floor, ladder radiator.

Outside



The property sits on a corner plot and benefits from mature gardens to the front and side, addition landscaped enclosed gardens to the rear with a raised artificial lawn seating area perfect for alfresco dining and afternoon tea. There is a block paved driveway which provides off street parking for multiple vehicles which leads to the DOUBLE GARAGE.

Double Garage 18'2" x 16'9"

Electric up and over door, power and lighting.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band E 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

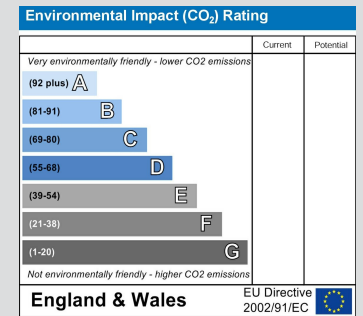
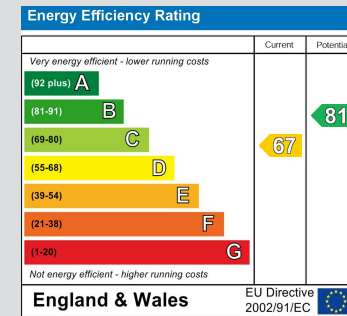
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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