









This impressive, larger style five bedroom detached home, occupies a superb position within this highly regarded "Gordon Durham" development, just off the sea front in Seaburn. Internally the attractive accommodation is accessed via an entrance porch leading through to a reception hall with cloakroom/wc and staircase to the first floor. There is a lounge with bay window and feature fireplace, opening through to a dining room, a modern 17ft breakfasting kitchen and a useful utility. On the first floor there is a generous master bedroom with fitted wardrobes and an en-suite shower room/wc, four further bedrooms and a family bathroom/wc. Externally there is a garden to the front with block-paved double width driveway, an integral larger garage and a delightful garden to the rear, laid mainly to lawn with a patio and established planted borders. The property is ideally placed for access to local amenities, shops and schools as well as being a stroll away from the sea front. An immediate internal inspection is highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed windows and inner glazed door to

## Reception Hall

Staircase to first floor, radiator and built under stairs storage cupboard.

## Cloakroom/WC

Low level WC and washbasin.

## Lounge 18'8" into bay x 11'5" into alcoves

Double glazed bay window to front, two radiator and attractive fireplace with living flame effect gas fire and archway leading to

## Dining Room 10'6" x 10'5"

Double glazed patio door to rear and radiator.

## Breakfasting Kitchen 17'8" x 10'5"

Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for the inclusion of a cooker, fridge and dishwasher. Two radiators and two double glazed windows to rear.

## Utility 10'5" x 6'3"

Fitted base units with work surfaces over incorporating a sink and drainer unit, space for washing machine, radiator, double glazed window to rear, double glazed door to side and door into garage.

## First Floor Landing

Airing cupboard housing wall mounted central heating boiler. Loft access hatch.

## Bedroom 1 14'6"10" max including fitted robes x 13'7" max in

Double glazed window to rear, radiator and fitted wardrobes with matching bedside cabinets and dressing table.

## En-Suite Shower Room

Low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

## Bedroom 2 12'5" x 11'6"

Double glazed window to front and radiator.

## Bedroom 3 14'7" x 9'6"

Approximate measurements as sloping ceiling, double glazed window to front and radiator.

## Bedroom 4 10'11" x 8'0"

Double glazed window to rear and radiator.

## Bedroom 5 7'11" x 9'2"

This bedroom is currently being utilised as a study. Double glazed window to front and radiator.

## Family Bathroom

Low level WC, pedestal washbasin, corner bath with radiator, part tiled walls, and double glazed window.

## Outside

To the front of the property there is lawned garden with a double width block paved driveway whilst to the rear of the property there is a delightful garden laid mainly to lawn with patio area and established borders.

## Garage 18'11" x 14'8"

Larger integral garage with an up and over access door with the benefit from power and lighting, internal door to utility.

## Council Tax Band

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

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## 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

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# MAIN ROOMS AND DIMENSIONS

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## 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](http://peterheron.co.uk)



## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman F

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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