









Available September on an unfurnished basis, this beautifully presented three bed roomed bay windowed semi which sits upon a larger than average corner plot, offers an excellent opportunity to those who are looking for close proximity to Seaburn Dene Primary and Monkwearmouth Academy. The "Ideal family home" the property features an entrance porch, reception hall, lounge, dining room, breakfasting kitchen, three first floor bedrooms and a bathroom whilst externally there is a drive to the front with off street parking for two cars, attached brick garage with remote control door and delightful sun-drenched lawned gardens to the rear. Walking distance from an excellent range of amenities including Sea Road, Seaburn Metro station and Sunderland's beaches, this home is sure to appeal to all who view therefore an immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Wood effect laminate flooring, aluminium double glazed door to

Hall



Double radiator, wood effect laminate flooring, spindle balustrade staircase.

Lounge 11'8" x 13'7"



Into UPVC double glazed bay window to front, wall mounted Plasma design remote control electric fire, wall lights to alcoves, double radiator, open plan to

Dining Room 8'10" x 12'2"



Into UPVC double glazed square bay window overlooking rear gardens, double radiator.

Breakfasting Kitchen 10'0" x 17'2" maximum dimensions



Good selection of base and eye level units with granite coloured working surfaces combining with granite coloured upstands and incorporating a single drainer 1 1/2 bowl stainless steel sink unit plus mixer taps, electric halogen hob with overhead extractor hood, built under electric oven, space and plumbing for automatic washing machine, space for dishwasher, space for fridge freezer, tiled effect laminate flooring, wall tiles, LED halogen downlights to ceiling, UPVC double glazed windows to rear and door leading out into rear gardens. Shelved pantry interconnecting door to garage.

First Floor Landing

UPVC double glazed window to side elevation, built in cupboard housing Worcester Bosch wall mounted condensing gas boiler serving hot water and radiators.

Bedroom 1 (front) 10'3" x 14'6"



Into UPVC double glazed bay window to front, single radiator.

Bedroom 2 (rear) 10'3" x 10'3"



UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 6'9" x 9'0"



UPVC double glazed bay window, single radiator.

Bathroom



Low level WC, washbasin and shower bath with overhead shower and glass screen - attractive white suite with tiled walls, tile effect vinyl flooring, UPVC double glazed window, ladder design heated towel rail. Powerful ceiling mounted extractor.

Outside

Landscaped gardens to the front with a drive providing off street parking for two cars and access via two double wrought iron gates. Attached brick GARAGE with remote control electric roller shutter door, 9'0" x 15'0" lights and

MAIN ROOMS AND DIMENSIONS

sockets, interconnecting door to kitchen. Spacious lawned gardens to the rear with a lovely patio seating area, accessed directly from the kitchen and wonderful pear tree.

Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings Viewing Appointment

To arrange an appointment to view this property please complete on online viewing request and await a response. Please note, we do not offer properties to be taken unseen and you must view the property before being considered for an application.

Council Tax

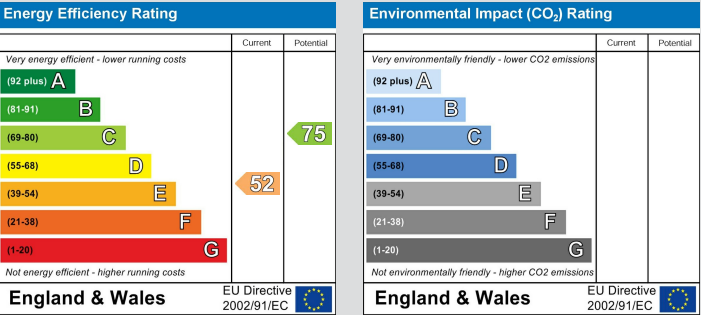
The Council Tax Band is Band C.

Movein Costs

Before moving in you will need to pay one month's rent and a bond equal to five weeks rent.

Ombudsman

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



Visit www.peterheron.co.uk or call 01915106118

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

