









Nestled within a quiet and highly desirable cul-de-sac in Seaburn, Sunderland, this attractive four-bedroom semi-detached Dutch-style bungalow, built circa 1932, presents a rare opportunity for discerning buyers seeking to enjoy life in this fashionable coastal suburb. Ideally positioned just a short stroll from the picturesque seafront and local beaches, the property also enjoys lovely sea views from the first-floor rear elevation.

Offered for sale with no onward chain, the property is entered via a spacious and welcoming reception hall, serving a lounge and dining room to the front, breakfasting kitchen, and a third reception room which could be used as a fourth bedroom leading into a conservatory overlooking the attractive rear gardens, creating a wonderful space for both relaxing and entertaining.

The ground floor also benefits from a modern bathroom, offering excellent flexibility and convenience. To the first floor are three further bedrooms, including a spacious principal bedroom with windows to both the front and rear aspects, the latter enjoying lovely sea views, and also boasting en-suite washroom.

Externally, the property is equally impressive, with a block-paved driveway providing off-street parking for several vehicles and leading to a detached garage and workshop. The front and rear gardens have been attractively landscaped with established lawns, mature planting and well-stocked borders, creating delightful outdoor spaces to enjoy throughout the seasons.

Although the property would benefit from a degree of modernisation and updating, it offers enormous potential for purchasers wishing to create a superb family home in one of Seaburn's most sought-after residential settings. With gas central heating, uPVC double glazing and fitted carpets throughout, this stylish home represents an exciting opportunity and is sure to attract considerable interest.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Stairs to first floor with storage cupboard under, double glazed stain glass bay window to front and radiator.

### Lounge 13'1" x 12'11"



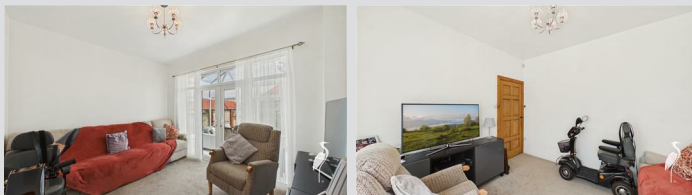
Double glazed bay window to front, radiator and electric fire.

### Dining Room 14'6" x 11'11"



Double glazed window to front and radiator.

### Living Room/Bedroom 10'7" x 11'8"



UPVC double glazed French patio doors to conservatory.

### Breakfasting Kitchen 14'10" x 9'10"



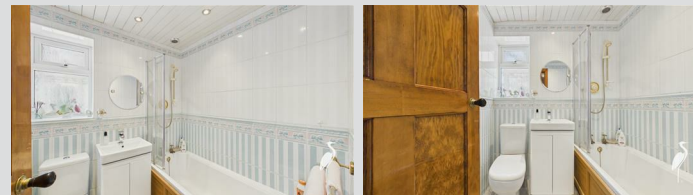
Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, microwave and dishwasher. Space for fridge freezer and washing machine. Two double glazed windows to side and rear, double radiator and UPVC double glazed doors to conservatory.

### Conservatory 9'6" x 12'11"



Double glazed windows to rear, two radiators and UPVC double glazed French patio doors to rear.

## Bathroom



Bath with shower over, low level wc and hand wash basin set into vanity unit. Radiator and double glazed window to rear.

## First Floor Landing

### Bedroom 1 17'4" x 10'10"



Two double glazed windows to front and rear, two radiators and fitted wardrobes. Door to washroom.

### En-Suite Washroom



Low level WC and washbasin.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'5" x 10'7"



Double glazed window to side and radiator.

## Bedroom 3 9'1" x 10'9"



Double glazed window to side and radiator.

## Outside



Attractive garden to the front with block paved driveway leading to detached garage, whilst to the rear beautiful gardens with block paved patio seating area with steps down to lawned garden.

## Garage



Accessed via roller shutter door.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 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

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

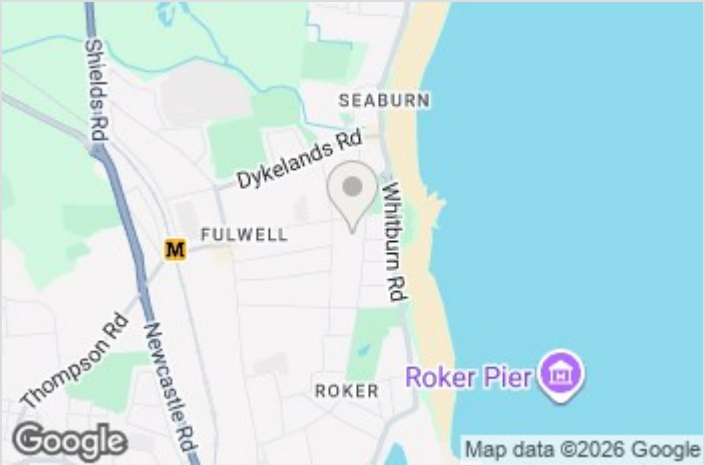
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915106116

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

# MAIN ROOMS AND DIMENSIONS

| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                   |
| (92 plus) A                                         |                            |                                                                                   |
| (81-91) B                                           |                            |                                                                                   |
| (69-80) C                                           |                            |                                                                                   |
| (55-68) D                                           |                            |                                                                                   |
| (39-54) E                                           |                            |                                                                                   |
| (21-38) F                                           |                            |                                                                                   |
| (1-20) G                                            |                            |                                                                                   |
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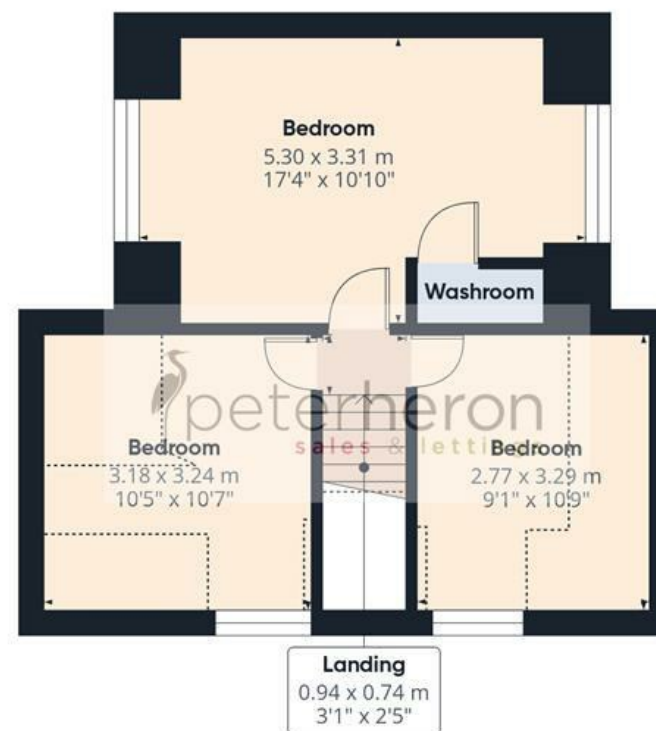


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**Ground Floor**



**First Floor**

**Approximate total area<sup>(1)</sup>**

119.2 m<sup>2</sup>

1284 ft<sup>2</sup>

**Reduced headroom**

7.8 m<sup>2</sup>

84 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

