


**Torver Crescent**, Seaburn Dene, Sunderland £299,950











This spacious four bedroom semi detached home occupies a sought after position within the fashionable Seaburn Dene estate accessible to excellent amenities. Accommodation includes to the ground floor an entrance vestibule, reception hall, lounge, dining room, kitchen, utility, cloakroom/wc and family room. To the first floor there is a modern wet room and four bedrooms with the principal bedroom boasting a dressing room. Externally there are gardens to the front and rear along with a driveway providing off street parking. Situated close to Monkwearmouth Academy and Seaburn Dene Primary school, the property is walking distance from Sea Road shopping centre, Seaburn Metro station and is central to the Sea Front, City Centre and wider regions of the North East. No upward chain, internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

**Ground Floor**
Access via arched patio doors.

**Entrance Vestibule**



Built in storage and Inner UPVC door to hallway.

**Reception Hall**




Radiator and stairs to first floor.

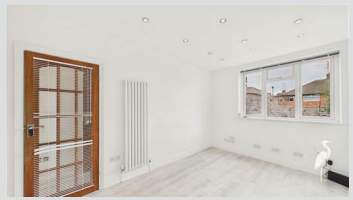
**Lounge 12'1" x 12'5"**





Double glazed bay window to front, double radiator and electric fireplace.

**Dining Room 13'6" x 8'11"**

Double glazed window to rear, column radiator and built in sliding door storage cupboards.

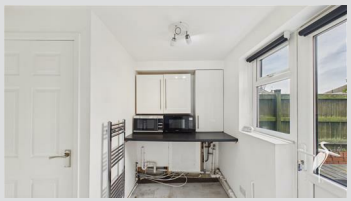
**Kitchen 16'2" x 7'0"**






Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood. Space for fridge freezer and dishwasher. Radiator, storage cupboard and double glazed window to rear. Door to utility.

**Utility 5'4" x 8'0"**




Wall units with countertops, space for washing machine and tumble dryer. Cupboard housing wall mounted boiler. Chrome heated towel rail, double glazed window and UPVC door to rear. Doors to WC and Office/Study.

**Ground Floor WC**



Low level WC and washbasin, chrome heated towel rail and built in storage.

**Family Room 13'0" x 9'0"**





This versatile room was formally the garage and could be utilised for a variety of purposes. Double glazed window to front and double radiator.

# MAIN ROOMS AND DIMENSIONS

**First Floor Landing**



Access point to loft.

**Bedroom 1 16'3" x 9'1"**



Double glazed window to front, radiator and built in furniture. Open archway into dressing room.

**Dressing Room 6'0" x 7'10"**



Double glazed window to rear and radiator.

**Bedroom 2 12'9" x 11'4"**



Double glazed bay window to front, radiator and built in furniture.

**Bedroom 3 12'11" x 11'4"**



Double glazed window to rear, radiator and built in furniture.

**Bedroom 4 8'4" x 7'3"**



Double glazed window to front and radiator.

**Wetroom**



Fully tiled featuring a dual head waterfall shower, low level wc with concealed cistern and washbasin set into vanity unit. Built in mirrored storage cupboard, chrome heated towel rail and double glazed window to rear.

**Outside**



Garden to the front with block paved driveway providing off street parking whilst to the rear an attractive garden mainly laid to lawn with planted borders and block paved seating area.

**Council Tax Band**
The Council Tax Band is Band C.

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

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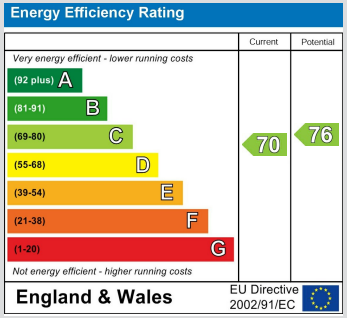
# MAIN ROOMS AND DIMENSIONS

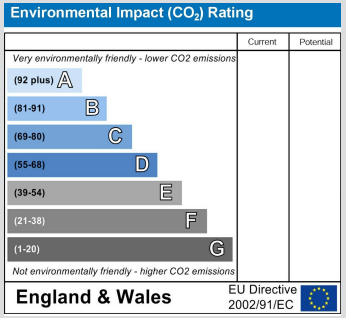
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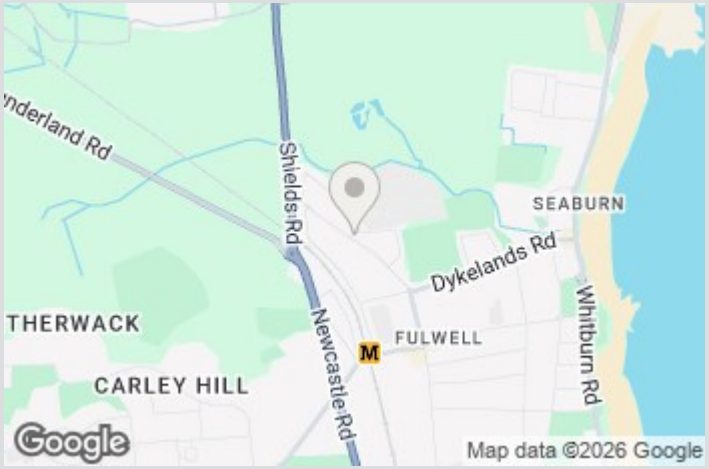
**Sea Road Viewings**
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

**Opening Times**
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

**Ombudsman**
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Ground Floor




First Floor

**Approximate total area**(1)

126.9 m²

1365 ft²

(1) Excluding balconies and terraces

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

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