

Princes Avenue, Seaburn, Sunderland

£549,950











An exceptional, five bedroom, three storey semi-detached house that has been extensively extended, remodelled and refurbished to provide a remarkable standard of accommodation, situated on the highly regarded Princes Avenue. Internally the stylish interior is accessed via an entrance porch, connecting through to a reception hall with a staircase to the first floor. There is a lounge with a bay window and multi fuel burning stove that opens through to a fabulous open plan kitchen / dining and family area, featuring two sets of bi-folding doors to the rear and a vaulted ceiling area with Velux windows. The kitchen is fitted with an excellent range of quality units, luxury worksurfaces, a selection of integrated appliances and an island with a breakfast bar. Completing the ground floor is a useful utility / washroom/wc. To the first floor there are four well proportioned bedrooms, a contemporary family bathroom/wc with a walk in shower and under floor heating whilst to the top floor is a stunning principle bedroom with an en-suite shower room/wc under floor heating. Externally there is a block-paved driveway to the front, an integral garage with remote control roller shutter access door and to the rear a delightful, landscaped garden. We highly advise arranging a detailed inspection in order to appreciate the location, space, quality of accommodation this stunning home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Double glazed window and inner door to reception hall.

Reception Hall




Staircase to first floor.

Lounge 16'10" x 13'8"




Double glazed bay window to front, 2x radiators, multi fuel burning stove and the room opens through into open plan kitchen/dining and family area.

Kitchen/Dining and Family Area 16'8" x 29'7"







This stunning open plan space has two sets of Bi-folding doors to rear garden, 3x Velux windows, 2x radiators.

Kitchen 16'8" x 29'7"





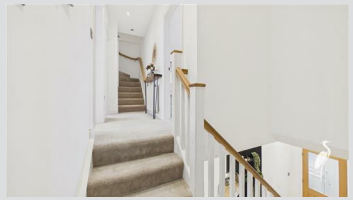
Fitted with an excellent range of stylish units with Quartz working surfaces over along with a matching island with breakfast bar, integrated appliances include electric oven, induction hob, microwave oven, fridge freezer and dishwasher. Door to utility/cloakroom WC.

Utility/Cloakroom




Fitted Quartz work surface, space below for tumble dryer, low level WC with concealed cistern, mini washbasin set into vanity unit, tiled floor, part tiled walls. Door to garage.

First Floor Landing

Radiator and staircase continues to the top floor.

Bedroom 2 12'7" x 20'6"





2x double glazed bay windows to front and 2x radiators.

Bedroom 3 18'6" x 9'3"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 4 10'11" x 9'5"



Double glazed bow window to front and radiator.

Bedroom 5 9'3" x 9'6"



Double glazed window to rear and radiator.

Bathroom




Fabulous luxury suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, bath and shower cubicle with mains shower, tiled floor with electric underfloor heating, tiled walls and double glazed window.

Top Floor

Bedroom 1 20'7" x 15'7"





Double glazed window to rear, 2x Velux windows, 2x radiators, built in cupboard, door to en-suite and access to study/store.

Study/Store 13'4" x 7'2"




Velux window.

En-Suite Shower Room




Low level WC with concealed cistern, washbasin set into vanity unit and walk in shower cubicle with mains shower, tiled floor with electric underfloor heating, tiled walls and double glazed window.

Outside









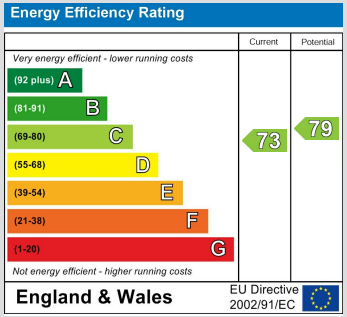
To the front of the property there is a block paved driveway providing off street parking, access to the integral garage with electric remote control roller shutter access door and internal door to utility, whilst to the rear there is a delightful low maintenance landscaped garden.

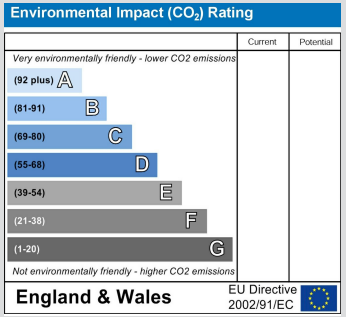
Council Tax Band
The Council Tax Band is Band C.

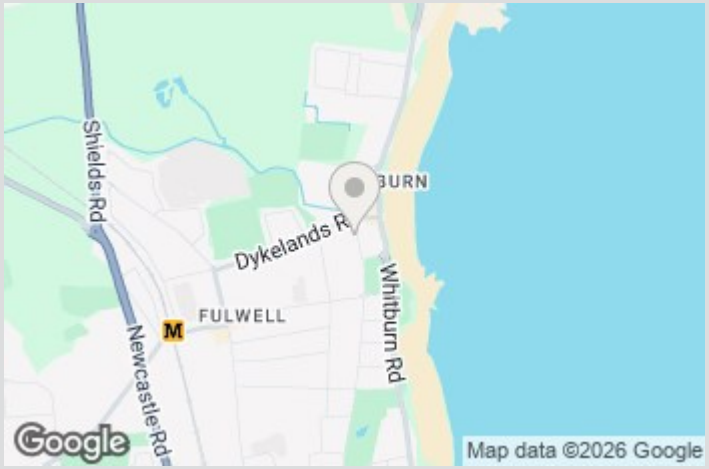
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars
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. 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.
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 0191 510 6116 or book viewing online at peterheron.co.uk

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

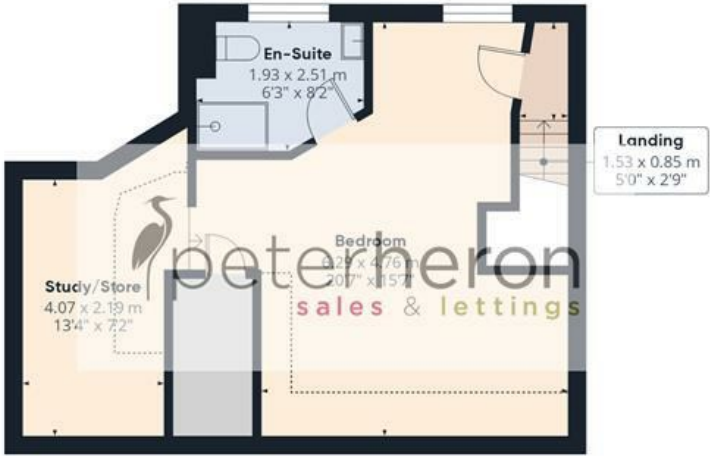
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Ground Floor



First Floor



Second Floor



peterheron
sales & lettings

Approximate total area(1)

221.7 m²
2387 ft²

Reduced headroom

11.9 m²
128 ft²

(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