Borrowdale Avenue, Seaburn Dene, Sunderland

Offers over £217,500

Occupying a delightful cul-de-sac position within the highly sought after Seaburn Dene Estate is this attractive, extended semi-detached house. Internally the accommodation includes an entrance porch, a lounge through dining room, a spacious sun room, a fitted kitchen and a cloakroom/wc. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, a useful attached store and to the rear a pleasant garden with paving and established planting. Ideally located for well-regarded schools, local amenities and Seaburn Metro Station, the property is within easy reach of the coast, City Centre and major road networks. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC double glazed entrance door.

Entrance Vestibule
UPVC double glazed windows.

Entrance Porch

Stairs to the first floor and door to the lounge/dining room.

Lounge/Dining Room 12'6" x 20'11"

Double glazed bay window to the front, 2x double radiators, feature electric fireplace, large double glazed window looking into the sun room. Door into sun room.

Sun Room 14'6" x 8'10"

Double glazed windows, UPVC double glazed door to the rear garden, Velux window, 2x double radiators, storage cupboard and an archway into kitchen.

Kitchen 6'11" x 7'10"

Fitted with modern wall and base units with work surface over incorporating sink and drainer unit with mixer tap, integrated appliances include an oven, electric hob and a extractor chimney. Space provided for the inclusion of a low level fridge. Door to the garage and WC.

Ground Floor WC

Low level WC and mini washbasin, radiator and wall mounted Combi boiler.

First Floor Landing
Double glazed window to the side and loft access hatch.

Bedroom 1 9'10" x 10'4"

Double glazed bay window to the front and double radiator.

Bedroom 2 9'3" x 7'3"

Double glazed window to the rear, double radiator and storage cupboard.

Bedroom 3 6'3" x 7'8"

Double glazed window to the rear, doubler radiator, fitted wardrobes and fitted shelves.

MAIN ROOMS AND DIMENSIONS

Bathroom

Low level WC, washbasin and bath with electric shower, tiled walls, double glazed window to the front and double radiator.

Outside

To the front of the property is a driveway providing off street parking and a small garden area with artificial grass and established plants, whilst to the rear of the property there is a low maintenance garden with block paved areas, gravelled areas and established plants. There is also a large shed to the rear.

Store
Accessed via double glazed French doors to the front of the property, door to the kitchen and WC.

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

Council TaxBand
The Council Tax is Band C.

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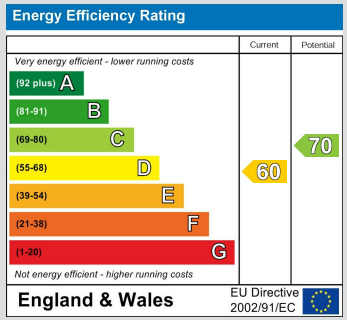
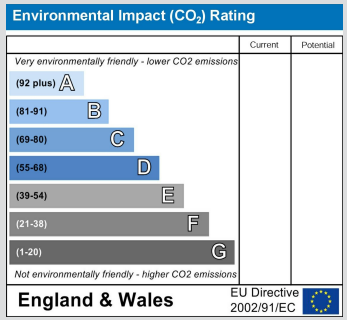
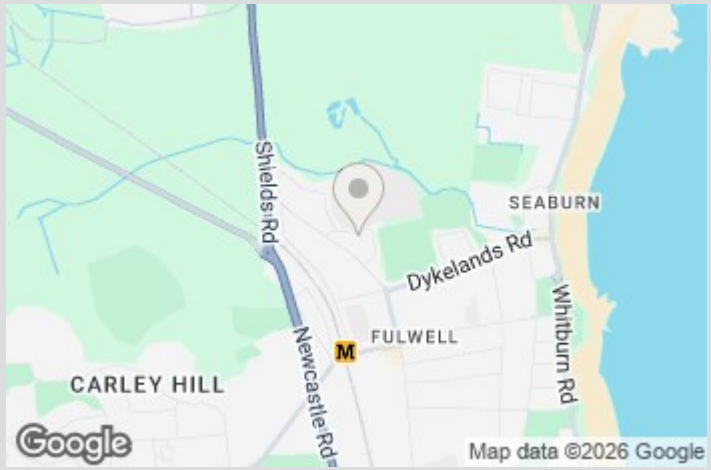
Viewings Srd
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

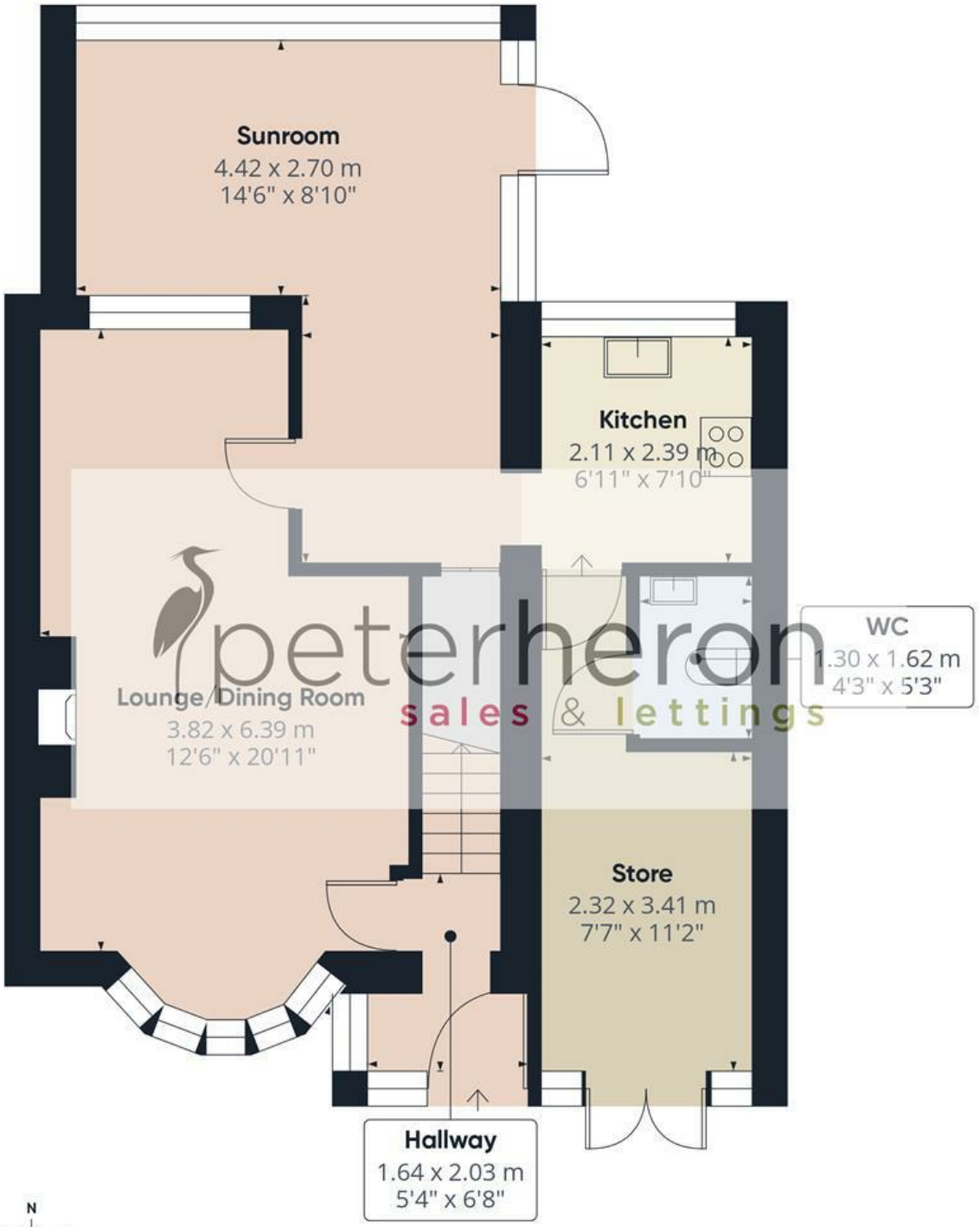
Opening Times
Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

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

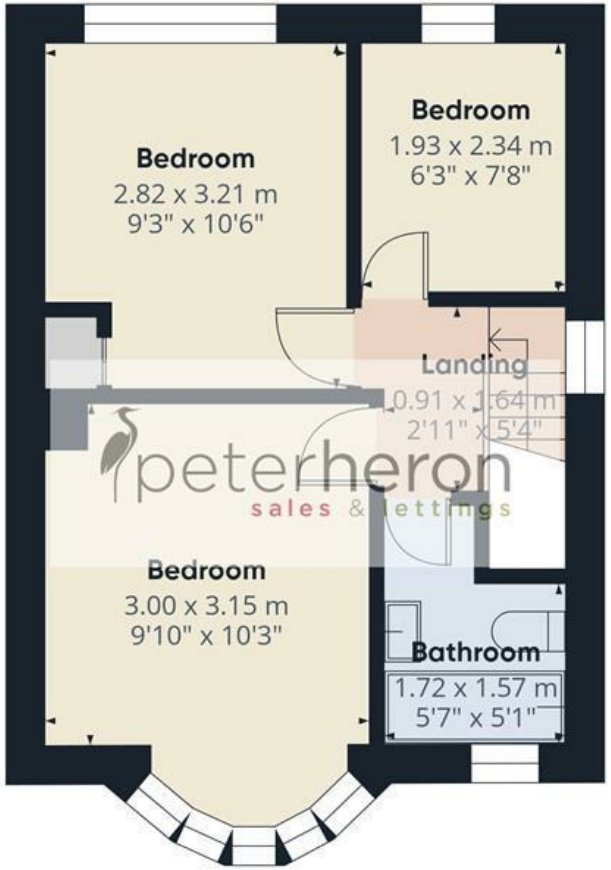








Ground Floor



First Floor

Approximate total area(1)

90.2 m²

970 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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