

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. The extended property is a type 3 home, one of only 12 on the estate built on a bigger plot with bigger rooms, making it one of the largest on the estate. 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.

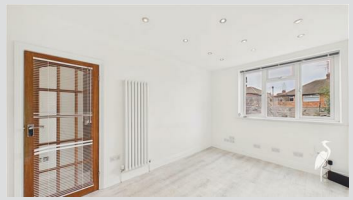
Lounge 12'1" x 12'5"





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.

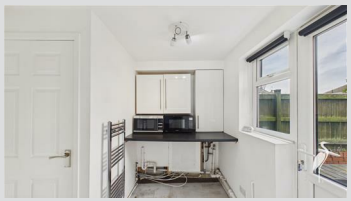
Kitchen 16'2" x 7'0"






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.

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

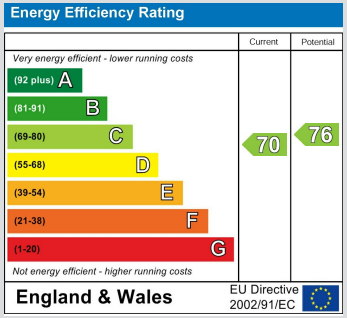
MAIN ROOMS AND DIMENSIONS

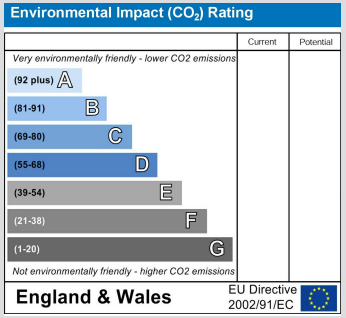
particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, 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.

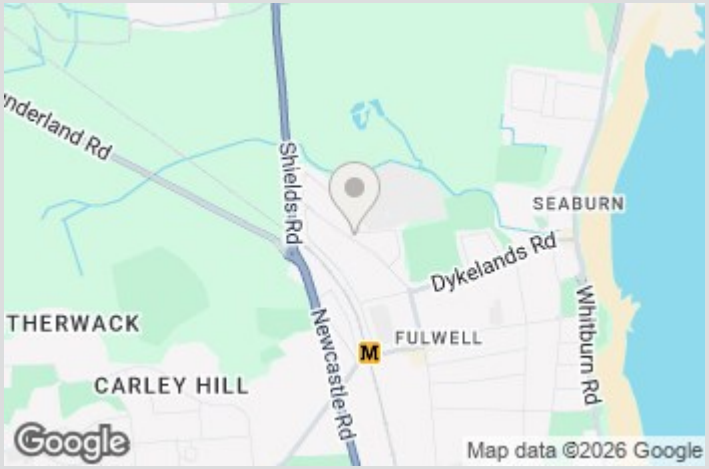
Sea Road Viewings
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.







peterheron
sales & lettings



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.

GIRAFFE360