









A fabulous four bedroom semi-detached house, enjoying an impressive standard of accommodation and delightful open views to the rear, situated within this highly regarded area of Tunstall. The deceptively spacious and beautifully presented internal accommodation is accessed via an superb reception hall with staircase to the first floor and a cloakroom/wc. There is a lounge to the front with double doors leading through to a dining room that opens through to a stylish, contemporary kitchen. Completing the ground floor is an excellent room, currently use as a bar, providing a great space to entertain. On the first floor there is a modern bathroom/wc and four bedrooms, one with a fixed staircase to an excellent loft area, with Velux windows, floored and boarded out. Externally there are delightful low maintenance gardens to the front and rear, and there is a garage in a nearby block. This convenient location is ideally placed for local amenities, well regarded schools, shops and excellent transport connections to Sunderland City Centre and wider road networks. Viewing essential to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Reception Hall



There is a tiled floor, radiator, double glazed window, staircase to the first floor and built in storage cupboard.

### Cloakroom/WC



Low level WC, wash hand basin, tiled floor and double glazed window.

### Lounge 17'7" x 13'11" into alcove



Double glazed bow window to the front, radiator, feature fireplace and double doors to the dining room.

### Dining Room 12'6" x 11'2"



With a radiator, the room opens out into the kitchen.

### Kitchen 16'11" x 6'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces, over incorporating a sink and drainer unit, there is an integrated oven, a roof light window, double glazed door leading out to the decked area, double glazed window and tiled floor, a door connects through to the bar area.

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# MAIN ROOMS AND DIMENSIONS

## Bar Area 14'11" x 14'2"



This excellent space has a fitted bar, double glazed French door leading out onto the decked area and a radiator.

## First Floor Landing

Double glazed window, radiator and a built in cupboard.

## Bedroom 1 15'9" x 11'3" into alcove



Double glazed window to the front and a radiator.

## Bedroom 2 11'5" x 12'6"



Double glazed window to the rear providing excellent open views, there is a radiator and two built in cupboards.

## Bedroom 3 6'9" x 8'9"



Double glazed window to the side and rear, open views from the rear, there is also a radiator.

## Bedroom 4 8'5" x 5'11" measurement not inc fixed staircase



Radiator, double glazed window to the front and a fixed staircase leading up to the loft space, where there is a fantastic loft area, that has been boarded and floored out, with radiator, two Velux windows and has a door to an additional loft storage area providing a great additional storage space.

## Bathroom



Contemporary suite with a low level WC, wash hand basin set into vanity and a P shaped panel bath with mains fed shower over, ladder style radiator, tiled walls and double glazed window.

## Outside



There is a garden to the front, a useful side access and to the rear a low maintenance mainly decked garden area, single garage located in a nearby block.

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# MAIN ROOMS AND DIMENSIONS

## 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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

## Important Notice Part 2

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.

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## Fawcett Street Viewings

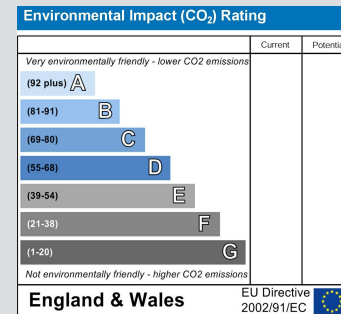
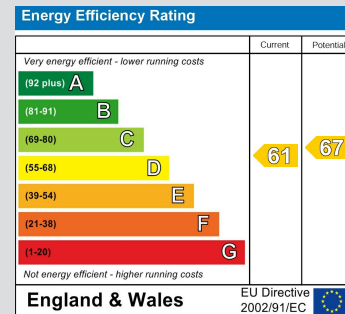
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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