









This updated and modernised semi-detached house, provides beautifully appointed accommodation. The property occupies a superb cul-de-sac within this sought after location and enjoys wonderful open views to the rear. Internally the immaculate interior is accessed via an entrance lobby, there is a superb lounge to the front whilst to the rear there is an impressive breakfasting kitchen. To the first floor there are two bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front, driveway providing off street parking and gated access to the side, and to the rear, a fabulous, generous garden with lawns and gravelled areas. Benefits of the property include gas central heating to radiators and double glazing. This convenient location provides easy access to local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With immediate vacant possession and no upper chain involved, we highly advise arranging a detailed inspection to fully appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Lobby



There is a double glazed window and an inner door leading through to the lounge.

Lounge 15'5" x 12'8" max measure inc staircase area



Double glazed window to the front, radiator, staircase to the first floor and a door to the breakfasting kitchen.

Breakfasting Kitchen 12'7" x 8'9"



The kitchen is fitted with an excellent range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor chimney over, there has been space provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window to the rear, double glazed door to the rear garden and a radiator.

First Floor Landing



Double glazed window to the side, there is a built in storage cupboard and doors to the two bedrooms and bathroom.

Bedroom 1 12'9" x 8'5"



Double glazed window to the rear providing superb open views and a radiator.

Bedroom 2 9'4" extending to 12'9" x 7'7"



Double glazed window to the front, a radiator and built in storage cupboard.

Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



A superb contemporary suite with a low level WC with concealed cistern, wash hand basin set into vanity unit, panel bath with mains fed shower over, there is a radiator, part tiled walls and extractor fan.

Outside



To the front of the property there is a lawned garden and a driveway providing off street parking along with gated access to a gravelled area to the side of the property, whilst to the rear there is a fabulous generous garden with lawned and gravelled areas.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B.

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. 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.

Fawcett Street Viewings

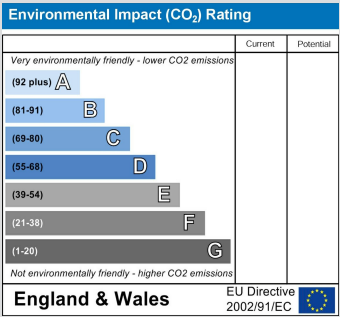
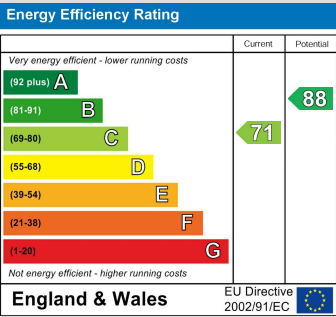
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

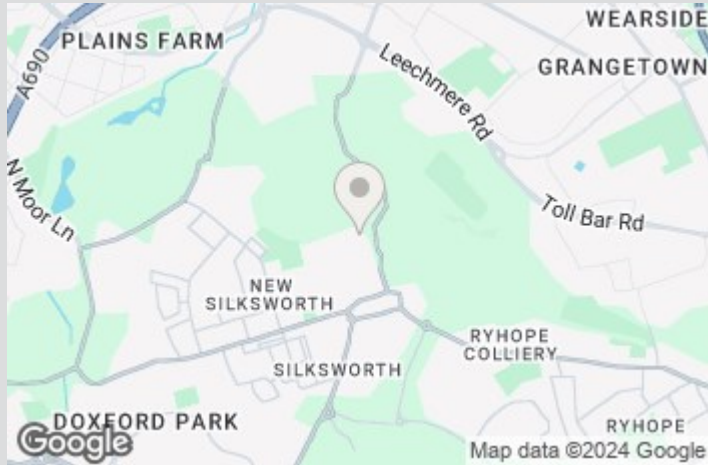
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS



Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. **City Branch** 20 Fawcett Street Sunderland SR1 1RH **Fulwell Branch** 15 Sea Road Fulwell Sunderland SR6 9BS

