









An extended four bedroom semi-detached house with a mature rear garden, situated within the ever popular area of St. Gabriel's. Internally to the ground floor, the accommodation briefly includes a hall with staircase to the first floor, lounge and a separate dining room, both with bay windows and there is a spacious fitted kitchen / diner. On the first floor there are three bedrooms, bathroom and a separate wc whilst to the top floor there is a generous fourth bedroom. Externally there is a driveway to the front with a garden, an attached garage, a useful side access and wonderful, established garden to the rear. The property is ideally placed for a range of amenities, shops, schools and Sunderland Royal Hospital, along with offering excellent transport links to Sunderland City Centre and wider road networks. No chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via part single glazed entrance door.

Entrance Hall



Feature stain/lead glass windows, radiator, staircase to first floor and built in cupboard.

Lounge 14'6" into alcove x 13'11" into bay



Double glazed bay window to front, 2x radiators.

Dining Room 13'10" into alcove x 14'9" into bay



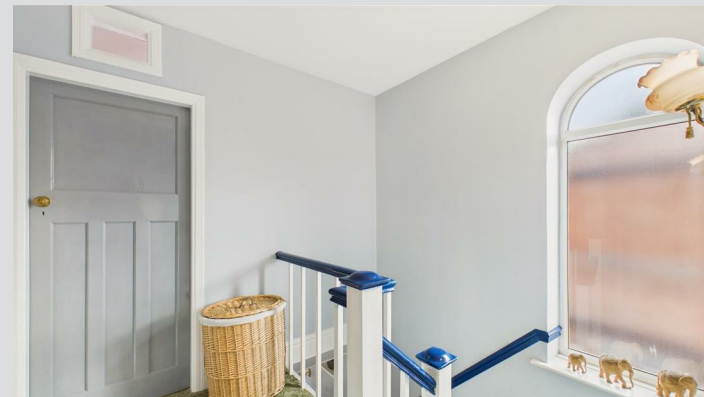
Single glazed bay window to rear and radiator.

Kitchen/Diner 14'2" x 14'0"



Range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric Bosch oven, electric Bosch hob and microwave / grill combi, space for fridge freezer, washing machine, tumble dryer and dishwasher, double glazed windows to the side and rear, double glazed door to rear garden, wall mounted boiler and radiator.

First Floor Landing



Double glazed window to side. Door providing access to staircase which leads to top floor.

Bedroom 1 14'0" into bay x 10'3" not inc robes



Double glazed bay window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'9" x 11'8" maximum



Double glazed window to rear, radiator and built in cupboard.

Bedroom 3 8'2" x 6'10"

Double glazed window to front and radiator.

Bathroom



Washbasin and panel bath, radiator, double glazed window, chrome electric heated towel rail and airing cupboard.

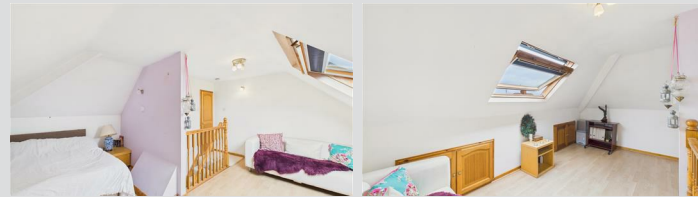
Separate WC



WC and double glazed window.

Top Floor

Bedroom 4 6'2" x 11'9" plus 7'6" x 6'6"



Appropriate measurements as sloping ceiling. L shaped room. Velux window, radiator and built in wardrobe.

Outside



Driveway to the front with an attached garden, established planting, useful side access, attached single garage, delightful mature rear garden with patio and lawn 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.

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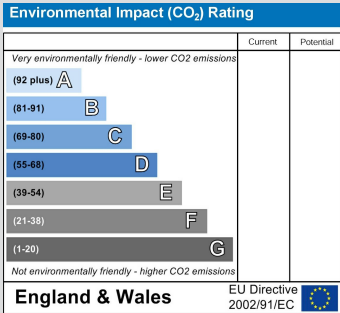
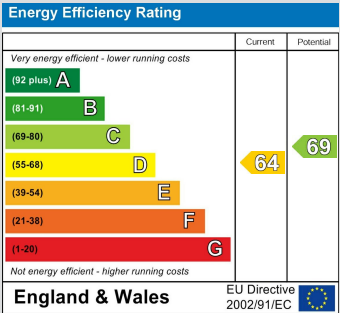
MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 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.



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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

124.2 m²

Reduced headroom

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.