















This extended four bedroom semi detached family home provides a wonderful and spacious living space, and is situated within this popular and well established residential area, close to many excellent amenities. The internal accommodation comprises:- entrance porch, hall, lounge, kitchen, three first floor double bedrooms, and a bathroom. Plus the added bonus of a loft room with a fixed staircase. Externally there is a front garden with an attached garage and to the rear a garden with a paved patio area. Conveniently situated for excellent amenities including Sunderland Royal Hospital, Sunderland University, Pallion and Millfield Metro stations, including only a few minutes drive from Sunderland City Centre and major road networks.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door.

## Entrance Porch

Inner door to hall.

## Entrance Hall



Stairs to first floor and door to lounge.

## Lounge 13'5" x 13'4"



Double glazed bay window to front, radiator, wood burning stove and door to kitchen.

## Kitchen 18'6" x 7'11"



Range of wall and base units with countertops over

incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated double oven, electric hob and hood. Space for a fridge freezer and washing machine. Storage cupboard, double radiator and three seater breakfast bar. Double glazed windows to rear and Composite door to rear.

## First Floor Landing

## Bedroom 1 8'3" x 14'0"



Double glazed window to front and radiator. Open plan into dressing area.

## Dressing Area 7'3" x 5'10"



Double glazed window to rear.

## Bedroom 2 13'11" x 11'8"



Double glazed window to front, double radiator and storage cupboard. Stairs to loft space.

## Bedroom 3 9'10" x 9'10"

Double glazed window to rear and radiator.

## Bathroom



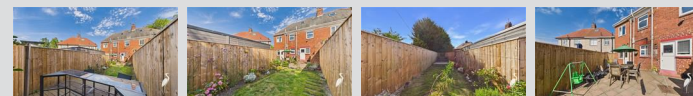
Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail, LED touch mirror and double glazed window to rear.

## Loft Space



Two Velux windows.

## Outside



Gardens to the front with garage whilst to the rear there is lawned gardens patio seating area.

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# MAIN ROOMS AND DIMENSIONS

## Garage 8'7" x 20'1"

Access via electric roller shutter door. Double glazed windows and door to rear garden.

## Council Tax Band

The Council Tax Band is Band A.

## 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 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.

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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.

## Fawcett Street Viewings

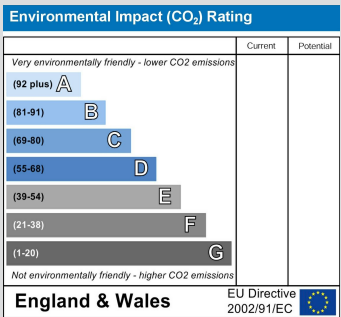
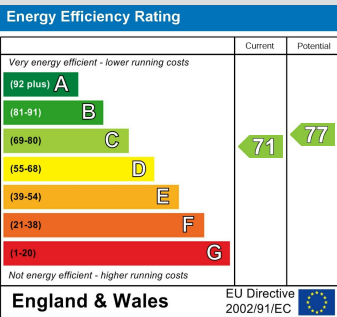
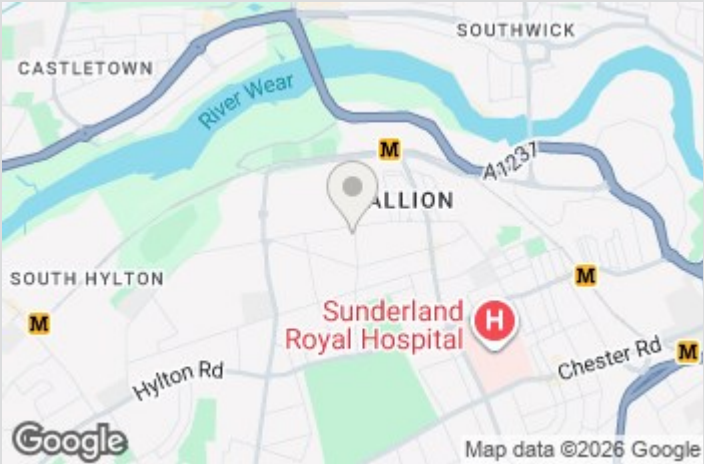
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

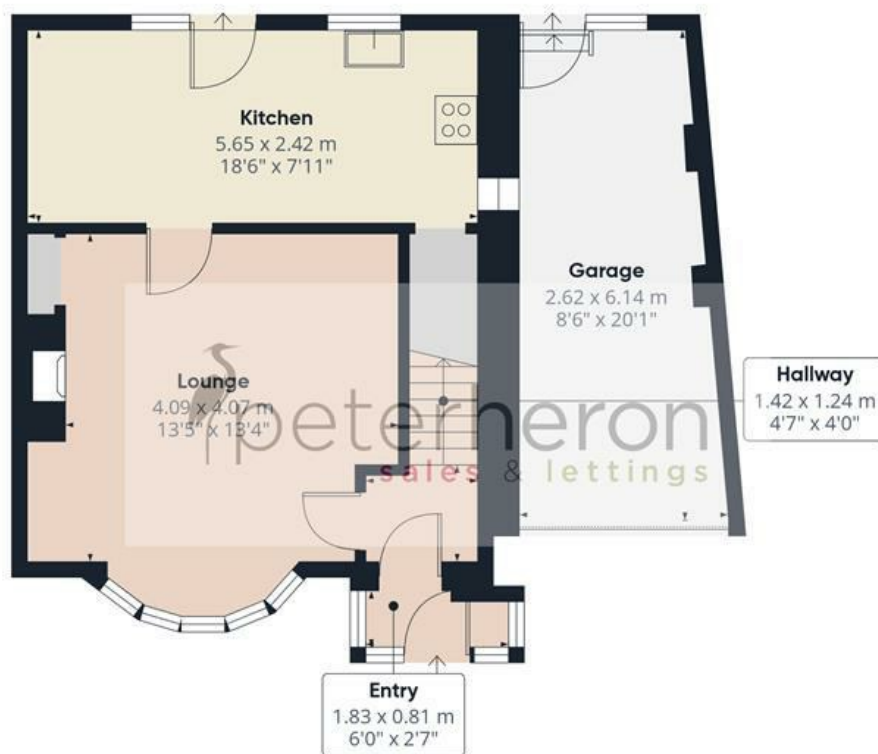
## Ombudsman

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

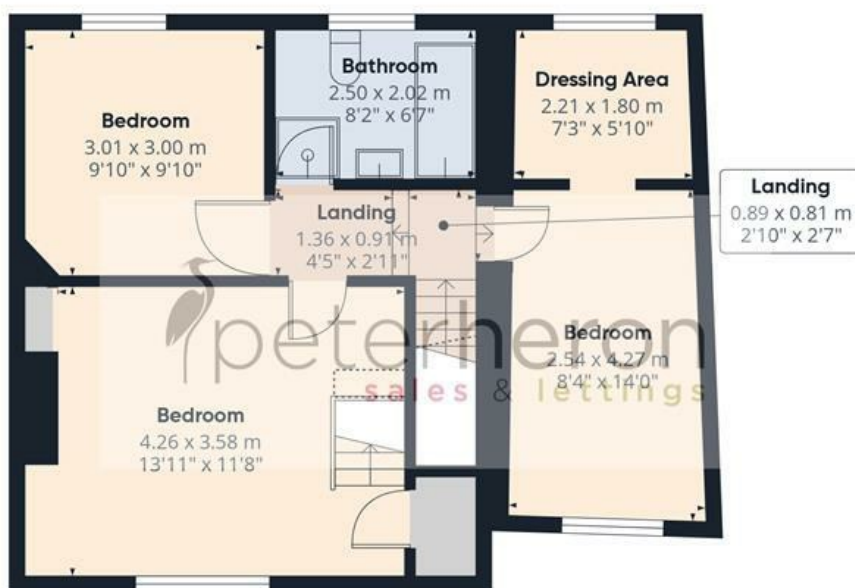


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Ground Floor



First Floor



Second Floor

**Approximate total area<sup>(1)</sup>**

123.3 m<sup>2</sup>

1328 ft<sup>2</sup>

**Reduced headroom**

11.1 m<sup>2</sup>

120 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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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