







407





This stunning three / four bedroom semi-detached house has been extensively upgraded and remodelled to provide an exceptional standard of accommodation. Internally briefly comprising to the ground floor of a hall with staircase to the first floor, a superb lounge that opens through to a fabulous dining kitchen with bi-fold doors to the garden. The kitchen is fitted with an excellent range of stylish units, luxury worksurfaces and a selection of integrated appliances. Completing the ground floor is a useful cloakroom/wc and a versatile room, currently used as a play room that would also be ideal as a bedroom or home office. To the first floor there are three bedrooms and a high quality family bathroom/wc. Externally there is a generous driveway to the front whilst to the rear there is a beautiful, landscaped garden with a lawn and impressive paved patio. Situated within this highly sought after area, the property is ideally placed for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We highly recommend arranging a detailed inspection in order to appreciate this remarkable home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into Reception Hall.

Reception Hall



Radiator and stairs to first floor with storage cupboard under. LVT flooring.

Lounge 14'10" x 11'4"



Double glazed box bay window to front, LVT flooring, 2x radiators and a built in panelled feature wall with floating storage shelf. Open plan into Kitchen/Dining area.

Open Plan Kitchen/Dining Area 10'2" x 25'6"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl undermount sink and drainer with mixer tap. Boiling water tap. Integrated double oven, electric hob with built in Bora extractor fan, dishwasher, washing machine and wine cooler. Space for an American style fridge freezer. LVT flooring, 2x radiators and 2x double glazed windows. UPVC door to rear and door to WC.

Dining Area



UPVC double glazed doors to rear and column radiator. LVT flooring.

Ground Floor WC



Low level WC, washbasin set into vanity unit and heated towel rail. LVT flooring.

Play Room 11'2" x 7'0"



Double glazed window to front and double radiator. LVT flooring and built in wardrobes.

First Floor Landing



Double glazed arched window to side elevation and access point to loft.

Bedroom 1 12'4" x 10'0"



Double glazed window to front, double radiator and built in wardrobes. Engineered wood flooring.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'3" x 9'4"



Double glazed window to rear, double radiator and built in shelving. Engineered wood flooring.

Bedroom 3 8'9" x 7'8"



Double glazed window to front, double radiator and built in storage cupboard. Engineered wood flooring.

Bathroom



Modern, fully tiled bathroom suite with low level WC, washbasin vanity unit, bath with waterfall shower head over, 2x double glazed windows and a heated towel rail.

Outside



There is a generous driveway to the front whilst to the rear there is a beautiful, landscaped garden with a lawn and impressive paved patio.

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 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

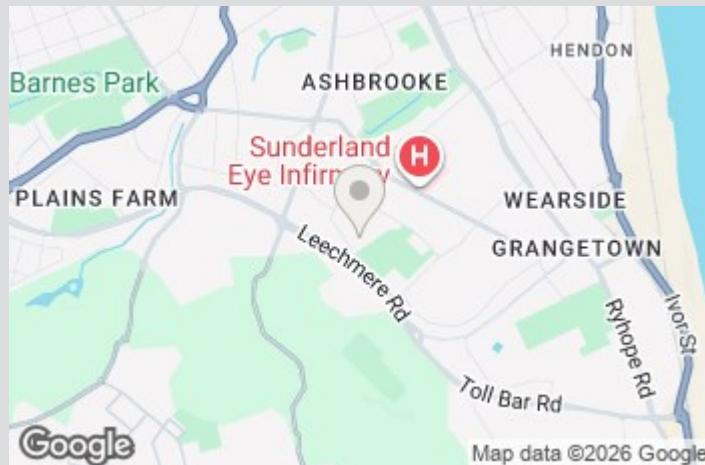
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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



First Floor

Approximate total area⁽¹⁾

91.7 m²

988 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.