

Wynyard Square, Grangetown, Sunderland £285,000


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An extended three bedroom semi-detached house with a fabulous, substantial garden to the rear, situated at the head of this delightful cul-de-sac, off Sea View Road. Internally the well presented accommodation is accessed via an entrance porch that leads through to an attractive reception hall with staircase to the first floor and a cloakroom/wc. There is a useful study and a lounge with a bay window to the front and a feature fireplace. To the rear there is a superb open plan space, incorporating a sitting room that opens through to a dining room that in turn connects through to a fitted kitchen. On the first floor there are three bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, a detached garage and a wonderful, mature garden to the rear with a lawn, patio and established borders. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. With no upper chain involved, we highly advise early viewing to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch



Single glazed windows to front and inner door to hallway.

Reception Hall



Single glazed bay window to side, stairs to first floor with storage under and radiator.

Lounge



Single glazed bay window and window to front, radiator and fireplace.

Sitting Room



Radiator, fireplace and open plan into dining room.

Dining Room



Single glazed double doors to rear garden and radiator. Open plan into kitchen.

Kitchen



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Double oven with cooker hood, integrated fridge freezer and dishwasher. Space for washing machine. Two double glazed windows and UPVC double glazed door to garden.

Office



Single glazed window to side, radiator and built in shelving.

Cloakroom/WC

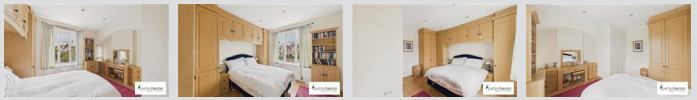


Low level WC and wash basin. Window to side.

First Floor Landing



Bedroom 1



Two single glazed windows to front, radiator and built in furniture.

MAIN ROOMS AND DIMENSIONS

Bedroom 2




Single glazed window to rear, radiator and built in wardrobes.

Bedroom 3



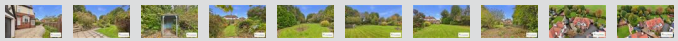

Single glazed bay window to rear and two single glazed windows to side. Double radiator.

Bathroom



Bath with shower over, low level wc and wash basin. Radiator and double glazed window to side and built in storage.

Outside



To the front of the property there is a garden with driveway providing off street parking and access to detached garage.

Impressive generous mature gardens laid mainly to lawn with established plants, shrubs and trees offering a degree of privacy. Patio seating area.

Garage
Access via roller shutter door. Two single glazed windows to side elevations.

Outhouse
Attached to garage, providing additional storage space.

Council Tax Band
The Council Tax Band is Band D.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 900 years reaming and the Ground Rent is £25.00 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

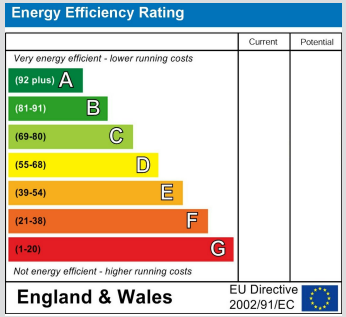
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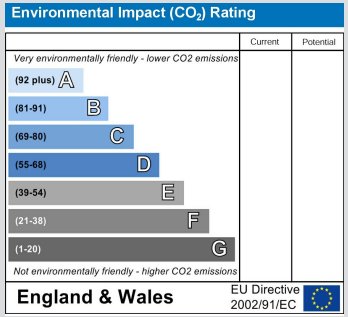
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

MAIN ROOMS AND DIMENSIONS









Ground Floor



First Floor

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Approximate total area(1)

114.6 m²

1233 ft²

Reduced headroom

0.3 m²

4 ft²

(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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