

An impressive and deceptively spacious four bedroom, three storey town house, occupying a delightful cul-se-sac position, tucked away off Sea View Road within this highly sought after area. Internally the well-appointed accommodation is accessed via reception hall with cloakroom/wc. There is an inner hall with access to the breakfasting kitchen, the garage and a staircase leads up to the first floor where there is a superb lounge and a double bedroom. To the top floor there are three further bedrooms, one with an en-suite shower room/wc and a family bathroom/wc. Externally there is a driveway to the front, an integral garage and a pleasant, low maintenance garden to the rear. This ideal location provides excellent access to local amenities, shops and well-regarded schools as well as offering links to Sunderland City Centre and surrounding areas. A rare opportunity to the open market, early viewing is essential to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Reception Hall

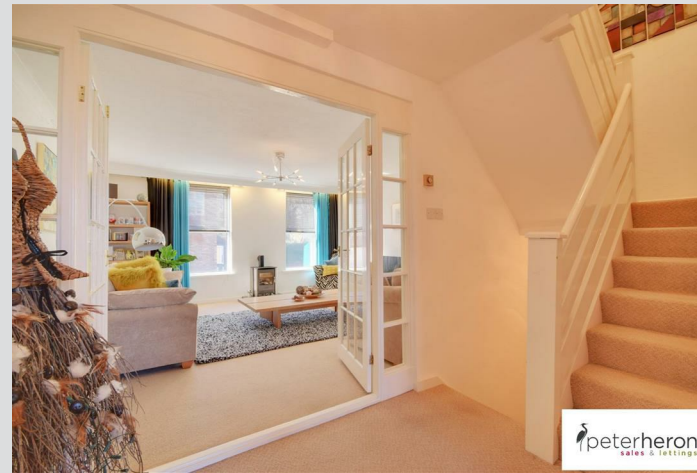


Cloakroom/WC



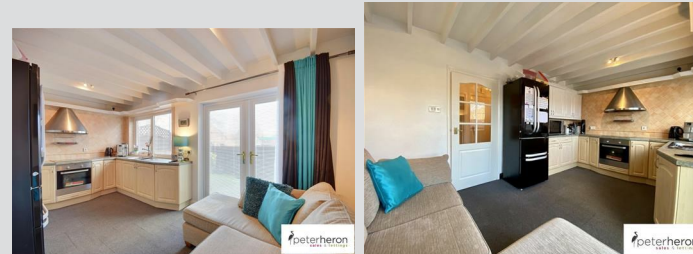
Low level WC and pedestal washbasin.

Inner Hall



Staircase leads up to first floor, built in cupboard, door to garage.

Breakfasting Kitchen



Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer, double glazed window to rear and double glazed French door to rear garden.

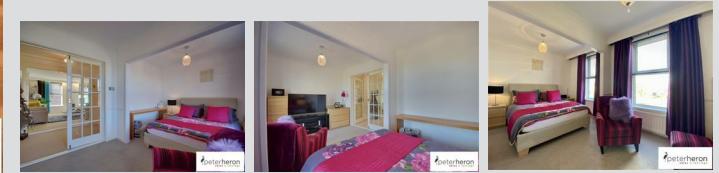
First Floor Landing

Lounge 15'11" x 15'3"



Two double glazed windows to front, radiator.

Bedroom 1 16'1" x 9'9"



Two double glazed windows to the rear and two radiators.

Top Floor Landing

Bedroom 2 11'6" not including fitted robes x 9'9"



Two double glazed windows to rear, radiator and a range of fitted wardrobes.

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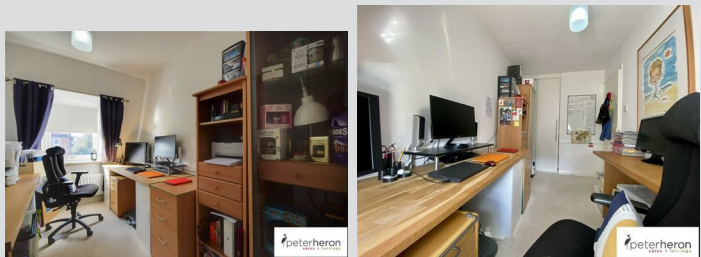
MAIN ROOMS AND DIMENSIONS

En-Suite



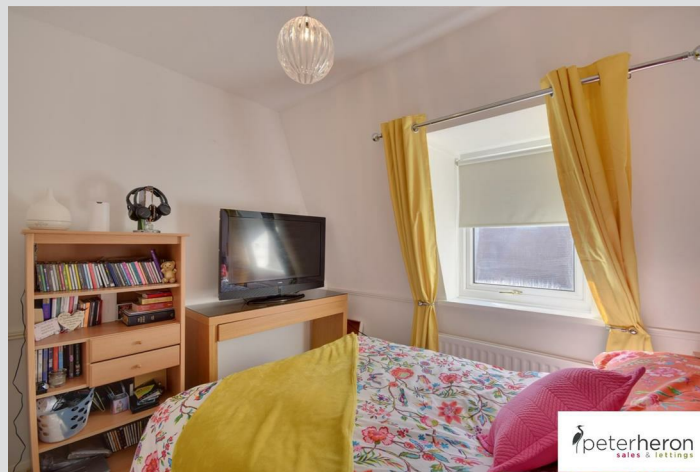
Low level WC, washbasin and step in shower cubicle with mains shower over.

Bedroom 3 12'3" x 6'5"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 4 9'1" x 7'6"



Double glazed window to front and radiator.

Family Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style radiator, part tiled walls and tiled floor.

Outside



Driveway to the front providing off street parking and access to integral GARAGE, whilst to the rear there is an attractive low maintenance garden.

Garage 15'3" x 8'9"

With roller shutter access door and internal door to hall.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

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:-

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MAIN ROOMS AND DIMENSIONS

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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

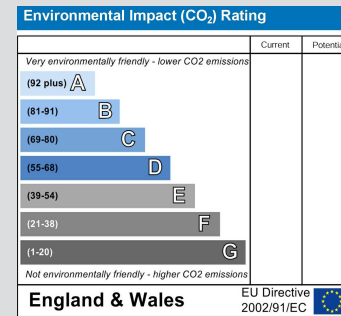
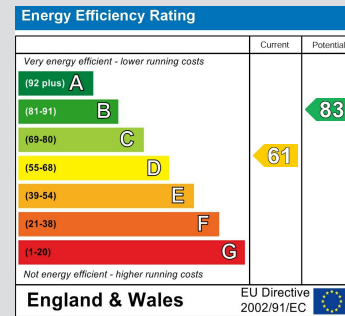
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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