









This extended four bedroom semi detached house, provides spacious and immaculate accommodation, situated with the ever popular St. Aidans Estate. Internally the accommodation comprises entrance lobby, hall with staircase to the first floor, lounge to the front with a bay window and a generous dining kitchen, fitted with a range of modern units. Completing the ground floor is a contemporary shower room/wc. To the first floor there are four bedrooms and an attractive family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the side a superb, enclosed garden with a lawn, patio and decked area. This convenient location is well placed for local amenities, shops and schools as well as providing excellent links to surrounding areas. Early viewing is highly recommended to appreciate the accommodation on offer and to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

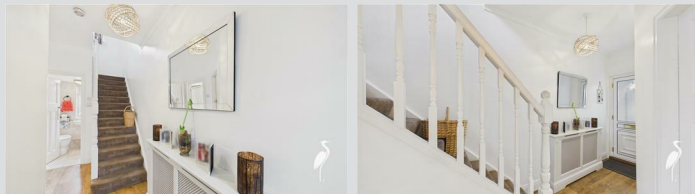
Ground Floor

Access via UPVC entrance door.

Entrance Lobby

Inner UPVC door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 10'9" x 11'10"



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

Kitchen/Dining Room 9'7" x 20'1"



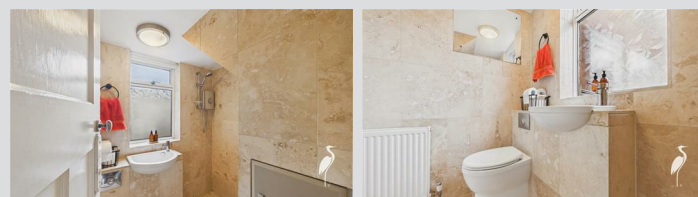
Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated double oven, gas hob, fridge freezer and dishwasher, space for washing machine. Double glazed window and UPVC door to rear.

Dining Room



Double radiator and column radiator.

Wet Room



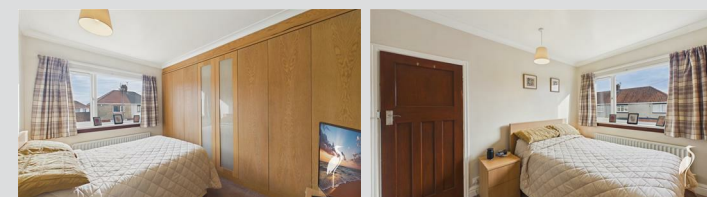
Low level WC, washbasin and fully tiled shower area, radiator and double glazed window to rear.

First Floor Landing



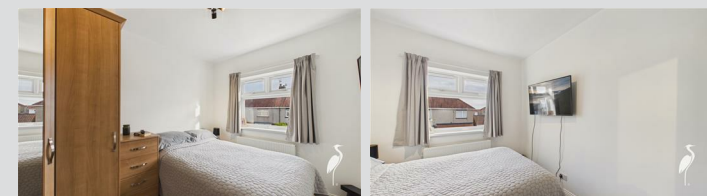
Double glazed window to rear and access point to loft.

Bedroom 1 8'2" x 11'11"



Double glazed window to front elevation, radiator and built in wardrobes.

Bedroom 2 8'1" x 12'6"



Double glazed window to front elevation, double radiator and built in wardrobes.

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

Bedroom 3 10'4" x 8'11"



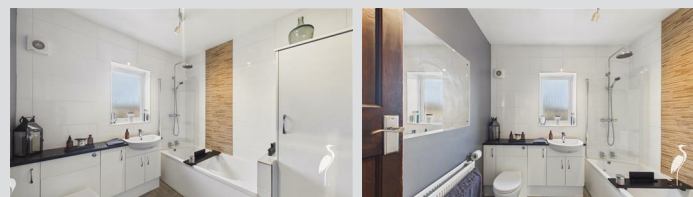
Double glazed window to rear elevation and radiator.

Bedroom 4 5'8" x 8'9"



Double glazed window to front elevation, radiator and built in storage cupboard.

Bathroom



Low level WC and washbasin vanity unit, bath with dual head waterfall shower over, double radiator, storage cupboard and double glazed window to rear.

Outside



Garden to the front with driveway providing off street parking leading to integral garage. Generous gardens to the side, mainly laid to lawn, timber decked seating area and patio area.

Garage

Access via an electric roller shutter door. The garage houses the wall mounted boiler, single glazed window and wooden door to rear garden.

Council Tax Band

The Council Tax Band is Band B.

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 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

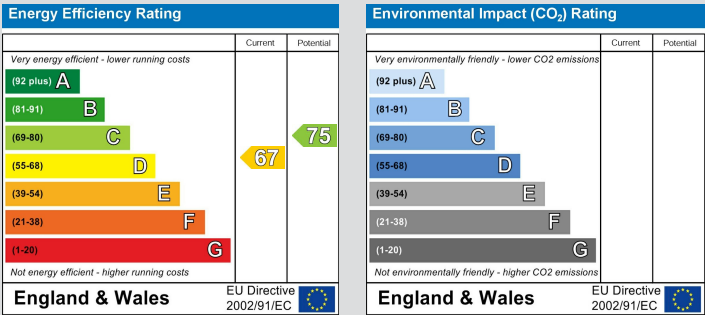
Ombudsman

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

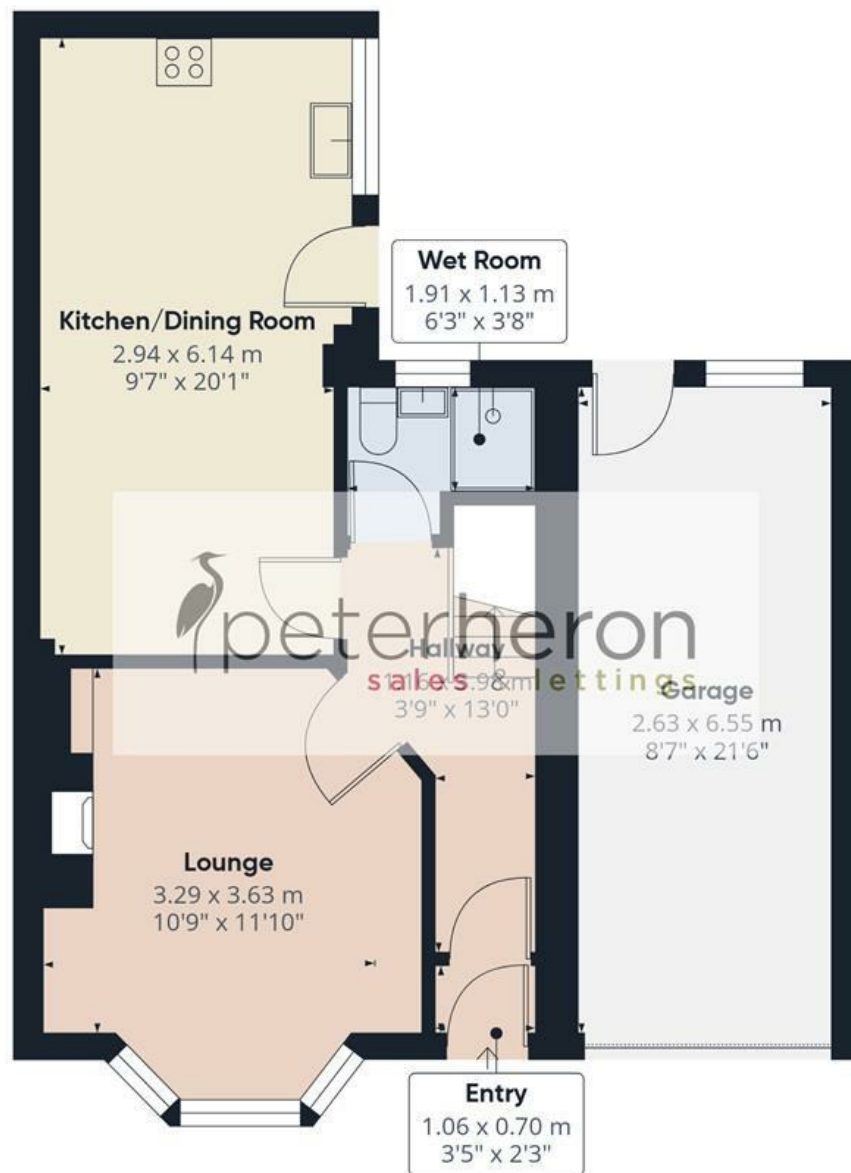
MAIN ROOMS AND DIMENSIONS

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



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



Approximate total area⁽¹⁾

104 m²

1121 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.

GIRAFFE360

