



 peterheron
sales & lettings

Glendale Close, East Herrington, Sunderland

£385,000







A fabulous, extended five bedroom detached house benefitting from alarm system, with a generous rear garden, occupying a delightful cul-de-sac position within this sought-after area of East Herrington. Internally the beautifully presented interior on the ground floor is accessed via an entrance porch with a cloakroom/wc. There is a reception hall with a staircase to the first floor, a spacious lounge / dining room, a stunning garden room, featuring a vaulted ceiling with Velux window and an impressive breakfasting kitchen that opens into a family area. Completing the ground floor is a useful utility and a study. To the first floor there are five bedrooms, three featuring shower facilities and a modern bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an integral single garage with a remote control roller shutter access door and a wonderful garden to the rear with a lawn and a patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly advise early viewing to appreciate the location, along with the space and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

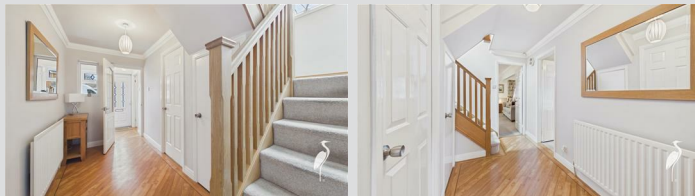
Double glazed window and doors to cloakroom and reception hall.

Cloakroom/WC 3'8" x 4'3"



Low level WC and mini washbasin set into vanity unit, radiator and double glazed window.

Reception Hall



Staircase to first floor, radiator, cloaks cupboard with radiator and built in storage cupboard.

Lounge/Dining Room 15'4" x 19'8"



Double glazed French door to garden room, double glazed window looking into garden room, feature fireplace and radiator.

Garden Room 12'1" x 20'6"



Vaulted ceiling with 3x Velux windows, double glazed windows to side and rear, double glazed French door leading onto patio area, 3x radiators and door to study.

Study 16'1" x 6'11"

Accessed from the garden room and utility. Double glazed window to side and radiator.

Breakfasting Kitchen/Family Area 20'6" x 8'10"



Fabulous contemporary kitchen fitted with a range of units luxury work surfaces over incorporating 1 1/2 bowl sink unit, integrated appliances include electric oven, microwave oven, gas hob, 2 x integrated fridges and dishwasher. Breakfast bar, radiator, double glazed window to front, double glazed window to side. Door to utility and garage.

Utility 13'5" x 7'11"



Fitted with a range of units with work surfaces over incorporating sink and drainer unit, space for fridge freezer, washing machine and tumble dryer, double glazed window to side and radiator. Door to study.

First Floor Landing



Double glazed feature window to side, storage cupboard and useful fitted mirror fronted sliding door wardrobes.

Bedroom 1 11'6" x 19'8"



2x double glazed windows to rear, 2x radiators, fitted wardrobes and door to shower room.

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

Shower Room



Step in shower cubicle with mains shower over.

Bedroom 2 14'3" x 8'5"



Double glazed window to rear, radiator, washbasin and step in shower cubicle with mains shower.

Bedroom 3 14'1" x 8'4"



Double glazed window to front, radiator, washbasin and step in shower cubicle with mains shower.

Bedroom 4 9'1" x 9'0"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 5 6'11" x 10'5"



Double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath, radiator, part tiled walls and double glazed window.

Outside



To the front of the property there is a lawned garden with block paved driveway providing off street parking and access to integral garage. To the rear there is a generous garden mainly laid to lawn with paved patio area and planted border, useful side access gate.

Garage

Remote control roller shutter access door, wall mounted boiler and internal door to kitchen.

Council Tax Band

The Council Tax Band is Band F.

Tenure Freehold

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

MAIN ROOMS AND DIMENSIONS

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

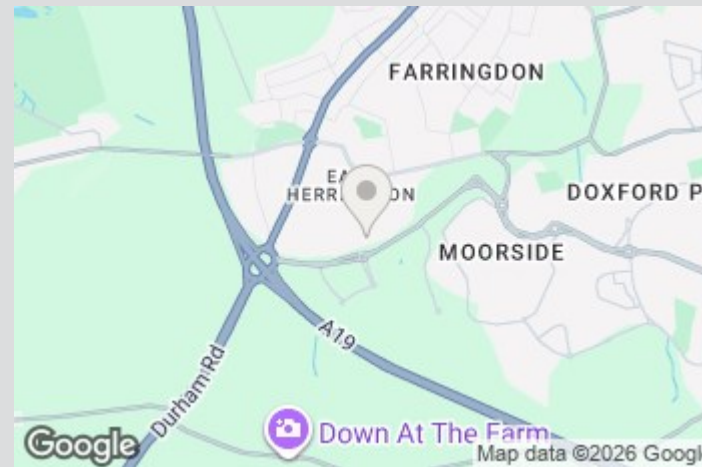
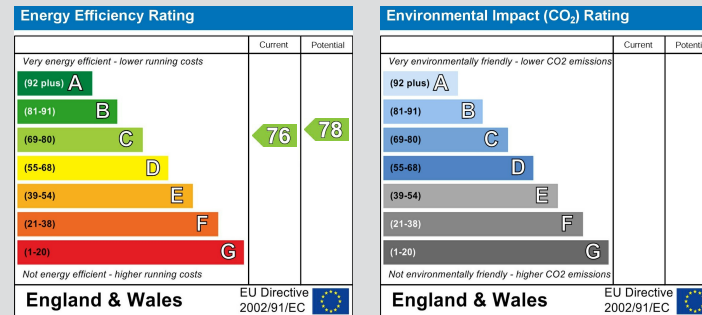
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

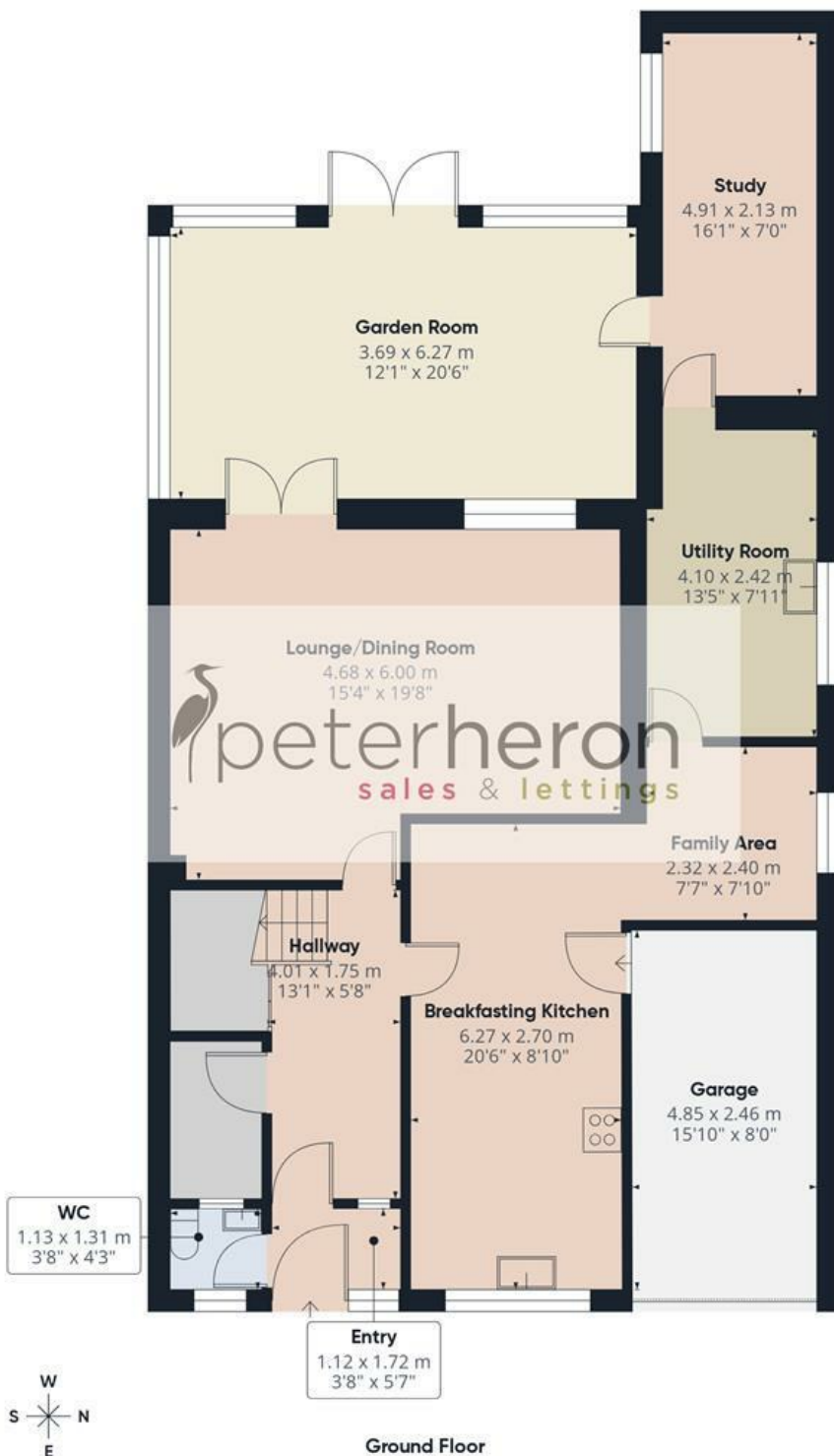
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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



Visit www.peterheron.co.uk or call 0191 510 3323



Approximate total area⁽¹⁾

190.2 m²
2046 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