









An impressive split level semi-detached house, providing attractive and deceptively spacious accommodation on this delightful cul-de-sac within this sought after residential area. Internally the well presented accommodation on the entrance level includes an entrance porch, a fabulous reception hall with a feature staircase to the first floor, an attractive shower room/wc and a bedroom. On the lower ground floor there is a superb lounge with bi-fold doors to the rear and an exceptional breakfasting kitchen, fitted with an excellent range of contemporary units, a breakfast bar and a selection of integrated appliances. To the top floor there are two double bedrooms and a modern family bathroom/wc with a walk in shower. The property benefits from gas central heating to radiators, double glazing, driveway, garage and a delightful rear garden. This location is ideal for local amenities, shops and schools, as well as offering excellent transport links to surrounding areas. Early viewing is essential to appreciate the quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Inner double glazed door leading through to hall.

## Reception Hall



Superb feature staircase which leads to the lower ground floor and first floor. Radiator. Doors to bedroom 3 and shower room.

## Bedroom 3



This versatile room is currently being used as a reception, double glazed bow window to front and radiator.

## Shower Room



Modern suite with low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator, tiled walls and double glazed window.

## Lower Ground Floor

### Hall

Built in cupboard, radiator and doors to lounge and kitchen.

### Lounge



Double glazed bi-folding doors to the rear, large double glazed window to rear, feature media wall with inset electric fire, 2x radiators.

## Breakfasting Kitchen



Fitted with an excellent range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit and breakfast bar, integrated appliances include double oven, microwave, induction hob, fridge, freezer and dishwasher. Space for washing machine and tumble dryer. Double glazed window to rear and double glazed door to side of the property.

## First Floor Landing



Tried. Trusted. Recommended.

City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

## Bedroom 1



Double glazed window to rear providing delightful far reaching views, radiator and fitted wardrobes with matching dressing table.

## Bedroom 2



Double glazed window to rear providing far reaching views, radiator, fitted wardrobes, drawer units and dressing table.

## Bathroom



Modern suite comprising of a low level WC, twin washbasins set onto vanity unit, panel bath and walk in shower, tiled walls and chrome ladder style radiator.

## Outside



Garden to the front with block paved driveway providing off street parking, single garage with up and over access door, useful side access leading to the delightful rear garden with lawn and patio areas.

### 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 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

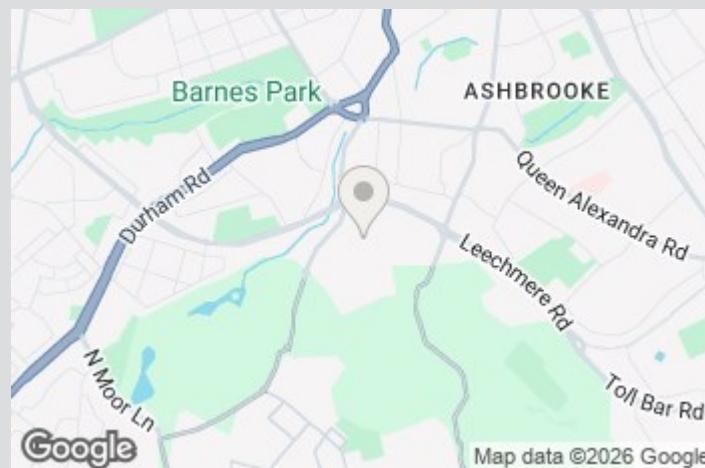
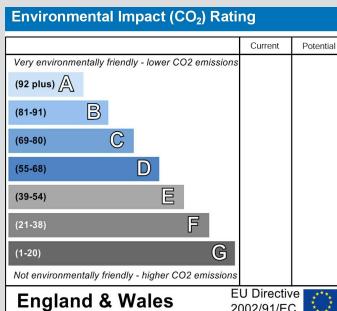
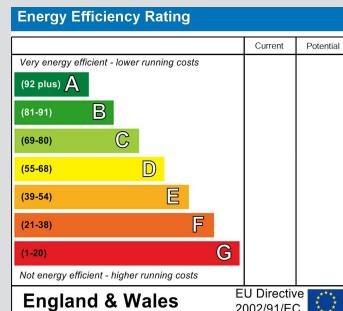
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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](http://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<sup>(1)</sup>

109.8 m<sup>2</sup>

1181 ft<sup>2</sup>



(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.

