

Sea View Road West, Grangetown, Sunderland

Offers over £249,999


SWEET
HOME









REDUCED FOR QUICK SALE - FREEHOLD Property - An extended and much improved detached home, providing an impressive standard of accommodation within this highly regarded area. This superb home is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a lounge to the front whilst to the rear there is a modern breakfasting kitchen that opens through to a dining room, useful utility and a stunning orangery. On the first floor there is a master bedroom with a contemporary en-suite shower room, three further well-proportioned bedrooms and an upgraded shower room. Externally there is a garden to the front with a driveway providing off street parking and access to an integral single garage and there is a lawned garden to the rear. This ideal location is close to a range of local amenities, shops and schools as well as offering convenient links to surrounding areas. We highly recommend viewing to appreciate this superb property.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door to

Reception Hall



Tiled floor, central heating radiator, built in cupboard with mirror fronted sliding doors and staircase leading to first floor.

Cloakroom/WC
Low level WC and pedestal washbasin, tiled floor and central heating radiator.

Lounge 14'7" x 11'5"



Double glazed window to front, central heating radiator and fireplace.

Breakfasting Kitchen 18'2" x 10'10"



This perfect modern kitchen is fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, five burner gas hob with extractor chimney over and dishwasher, two central heating radiators and tiled floor. The rooms opens through into

Dining Room 11'11" x 8'2"
Double glazed French door to rear and central heating radiator.

Orangery 17'2" x 12'0"



An impressive room with a double glazed French door to the garden, double glazed window to rear, tiled floor and central heating radiator. Double glazed lantern roof window.

Utility
Fitted with base unit with work surface over providing space below for the inclusion of white goods, tiled floor, central heating radiator, wall mounted central heating boiler, door to side.

First Floor Landing
Double glazed window to side and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Master Bedroom 15'3" x 11'6"



Double glazed window to front, central heating radiator and fitted wardrobes.

En-Suite Shower Room



Low level WC with concealed cistern, washbasin set onto vanity unit and step in shower cubicle with mains shower, chrome ladder style central heating radiator, tiled walls and floor, double glazed window.

Bedroom 2 18'9" x 8'2"



Double glazed window to front and central heating radiator.

Bedroom 3 9'6" x 7'6"



Double glazed window to rear and central heating radiator.

Bedroom 4 7'6" x 8'6"



Double glazed window to rear and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Shower Room



Contemporary suite comprising of a low level WC, washbasin and a shower area with mains shower, chrome ladder style central heating radiator, tiled walls and floor.

Outside





To the front of the property there is a garden area, driveway providing off street parking and access to integral GARAGE. Whilst to the rear there is a lawned garden.

Important Notice
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.

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Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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

MAIN ROOMS AND DIMENSIONS

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

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.



