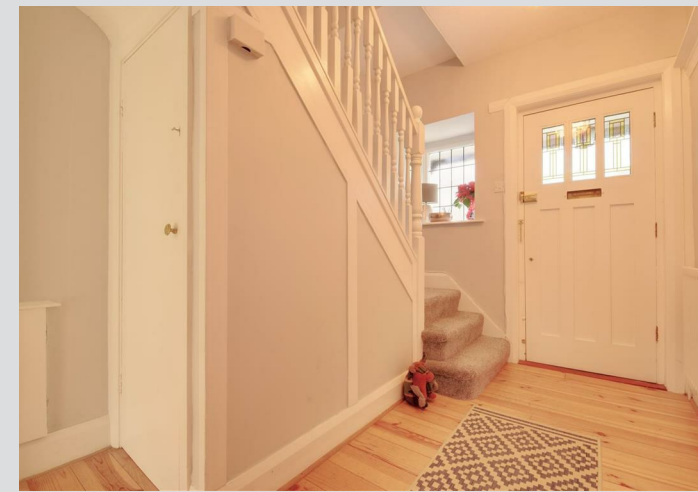










An extended, four bedroom semi-detached home with a fabulous, stylish interior, occupying a pleasant cul-de-sac position within this sought after residential area. The recently upgraded accommodation is beautifully appointed and includes a hall with staircase to the first floor, 21ft lounge, separate dining room with bay window and a stunning breakfasting kitchen, fitted with an excellent range of contemporary units, breakfast bar and integrated appliances. On the first floor there are four bedrooms, family bathroom/wc and a separate shower room/wc. Externally there is a garden to the front with a driveway providing off street parking and access to a single integral garage whilst to the rear is a garden with lawned area and a patio. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging an early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall



Feature single glazed window to front, stripped and varnished floorboards, staircase to first floor and radiator.

Lounge 21'3" x 11'3"



This extended room has double glazed windows to the rear overlooking the garden, double glazed French door leading out into the patio area and there is a radiator.

Dining Room 12'8" into bay x 11'10" into alcoves



Double glazed bay window to front, radiator and a delightful period fireplace.

Breakfasting Kitchen 16'10" x 9'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating a breakfast bar and a sink unit, integrated appliances include an electric oven, microwave, induction hob with extractor chimney over, washing machine. Space for American style fridge freezer. Double glazed patio door to rear garden, double glazed window to rear, tiled floor and feature tall central heating radiator. Door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Loft access hatch with pull down ladder to floored out loft space.

Bedroom 1 10'7" x 13'2" into bay



Double glazed bay window to front and radiator.

Bedroom 2 10'9" x 11'11" maximum



Double glazed window to rear and radiator.

Bedroom 3 7'11" x 11'11" not including fitted robes



Double glazed window to front, radiator and fitted wardrobe.

Bedroom 4 7'3" x 7'9" maximum

Double glazed window to front and radiator.

Family Bathroom



Low level WC, washbasin set into vanity unit and panel bath with tiled walls and floor, ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, washbasin and step in shower cubicle with mains shower, tiled walls and floor, ladder style radiator and double glazed window.

Outside



Garden to the front with driveway providing off street parking and access to GARAGE whilst to the rear there is an attractive garden with lawned area and patio.

Garage 14'5" x 8'2"

Integral garage with roller shutter main access door and internal door leading into kitchen.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

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.

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

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:-

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.

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

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MAIN ROOMS AND DIMENSIONS

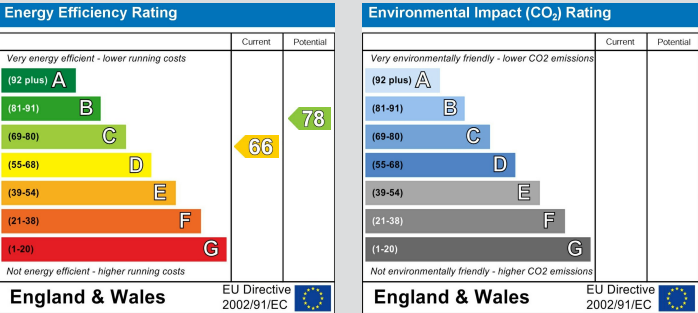
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Opening Times

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.



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