















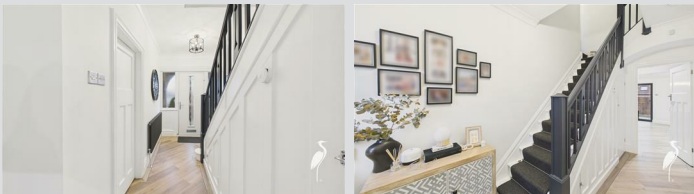
This stunning four bedroom semi-detached house has been extensively extended and remodelled to provide an exceptional standard of accommodation. Internally the stylish interior briefly includes to the ground floor of a reception hall with staircase to the first floor and a lounge to the front with a bay window. To the rear there is a fabulous, open plan dining, kitchen and living area, featuring bi-fold doors and the kitchen is fitted with an excellent range of units, a luxury work surfaces, an island and a selection of integrated appliances. From the open plan dining kitchen and living area, there is access to a superb family room. Completing the ground floor accommodation is a cloakroom/wc. To the first floor there is a principle bedroom with a contemporary en-suite shower room/wc, three further bedrooms and a wonderful, quality family bathroom/wc with a walk in shower. Externally there is a driveway to the front, a useful store and to the rear a delightful low maintenance garden. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a detailed inspection to appreciate the location and the remarkable standard of accommodation this outstanding home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Reception Hall



Radiator and staircase to first floor with storage under. Door to lounge.

### Lounge 12'3" x 12'6"



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

### Open Plan Living Kitchen 21'10" x 16'10" plus 5'5" x 13'8"



Range of modern wall and base units with Quartz countertops over incorporating a single sink and drainer unit with mixer tap. Integrated double oven, electric inductions hob, wine fridge and dishwasher. Space provided for a fridge freezer. Feature island with breakfast bar, 3x radiators, 3x Velux windows and 2 sets double glazed Bi-folding doors to rear. Door to rear hall and open plan into family room.

### Family Room 14'0" x 11'1"



Double radiator, built in media wall with interior lighting and storage space.

### Rear Hall

Door to cloakroom/WC. Door to garage.

### Cloakroom/WC



Low level Wc and washbasin set into vanity unit, heated towel rail.

### First Floor Landing



Access point to loft.

### Bedroom 1 14'0" x 10'11"



Double glazed window to rear, radiator and built in hidden panelled wardrobes. Door to en-suite.

### En-Suite Shower Room



Low level WC and washbasin set into vanity unit and walk in shower cubicle with halo shower, double glazed window to rear and chrome heated towel rail.

### Bedroom 2 12'3" x 12'2"



Double glazed bay window to front and double radiator.

### Bedroom 3 13'10" x 8'1"



Double glazed window to front and double radiator.

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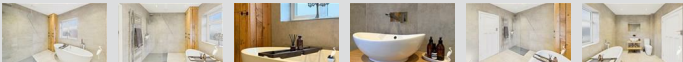
# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 8'2" x 7'10"



Double glazed window to front and double radiator.

## Bathroom 9'1" x 10'11"



Low level WC, washbasin set into vanity unit, free standing bath and walk in shower cubicle, double glazed window to rear, tiled walls and floor, chrome heated towel rail.

## Outside



To the front of the property there is a driveway providing off street parking leading to garage with artificial lawn. Delightful garden to the rear featuring artificial lawn and decked seating area perfect for entertaining.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1933 and the Ground Rent is £0.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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)

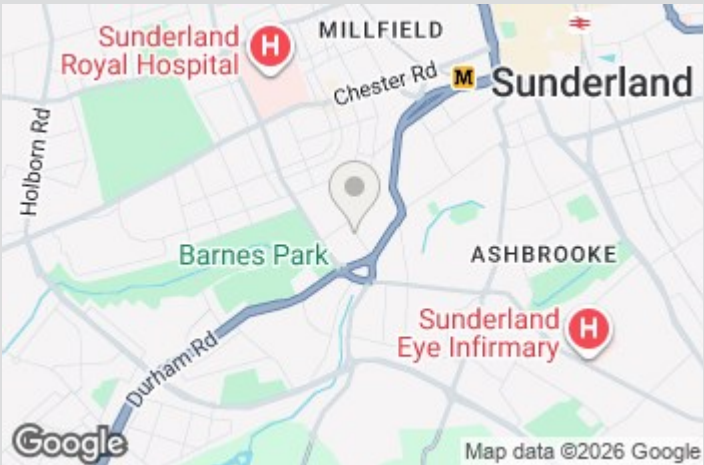
## Opening Times

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

## Ombudsman

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

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

150.7 m<sup>2</sup>  
1622 ft<sup>2</sup>

(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.

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