









This stunning four bedroom semi-detached town house, features a stylish interior, delightful rear garden and convenient location. Internally the spacious accommodation is immaculately presented and is laid out over three floors, briefly comprising to the ground floor of an entrance lobby, lounge, an inner hall with staircase to the first floor and a cloakroom/wc and there is a fabulous open plan kitchen, dining and living area. The open plan kitchen, dining and living area has bi-fold doors to the garden, a vaulted ceiling with sky light windows and the kitchen is fitted with an excellent range of units and a breakfast bar. On the first floor there are two well-proportioned bedrooms and a family bathroom/wc, whilst to the top floor there are two further bedrooms and a shower room/wc. Externally there are two parking spaces to the front and to the rear a wonderful landscaped garden with an attractive patio area and artificial grass. This location is ideally placed for access to local amenities, shops and schools as well as offering excellent links to surrounding areas. Viewing highly recommended to appreciate the quality of accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

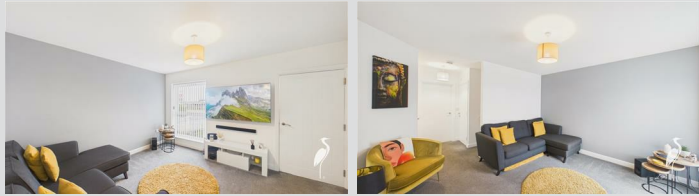
Access via Composite entrance door.

### Entrance Lobby



Storage cupboard and door to lounge.

### Lounge 18'2" x 13'6"



Double glazed windows to front and side, and radiator. Open into rear hall.

### Inner Hall

Stairs to first floor and storage cupboard.

### Cloakroom/WC



Low level WC and washbasin.

### Kitchen/ Dining & Living Area 20'11" x 13'7"



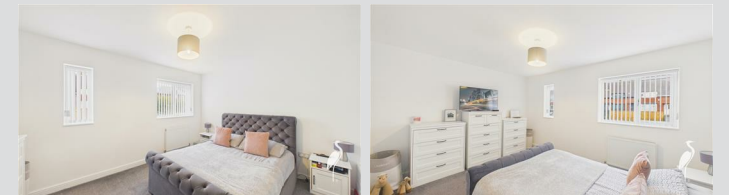
Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, low level fridge/freezer, dishwasher and washing machine. Space for additional fridge freezer. 2x double glazed windows and 2x Velux windows. Double glazed aluminium Bf-folding doors to rear and double radiator.

### First Floor Landing



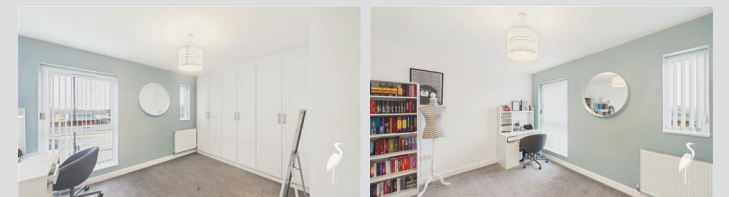
Storage cupboard and stairs continue to top floor.

### Bedroom 1 11'4" x 13'6"



2x double glazed windows to rear and radiator.

### Bedroom 2 11'8" x 11'7"



2x double glazed windows to front, built in wardrobes and radiator.

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

## Bathroom



Low level WC and washbasin vanity unit, bath and walk in waterfall shower, chrome heated towel rail and double glazed window.

## Top Floor Landing

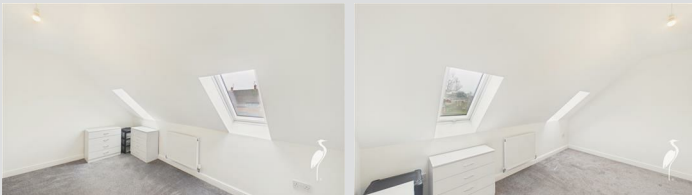
Access point to loft.

## Bedroom 3 8'6" x 13'7"



Double glazed window to front and radiator.

## Bedroom 4 8'4" x 13'7"



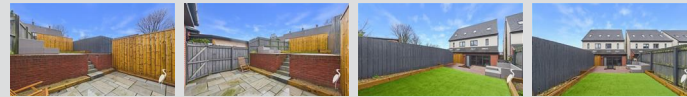
2x Velux windows and radiator.

## Shower Room



Low level WC and washbasin vanity unit, walk in dual head waterfall shower, chrome heated towel rail and double glazed window.

## Outside



Block paved area to the front providing off street parking for two vehicles, whilst to the rear a delightful landscaped garden, Paved seating area with steps up to low maintenance garden with artificial lawn and decked seating area. Side access gate.

## 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

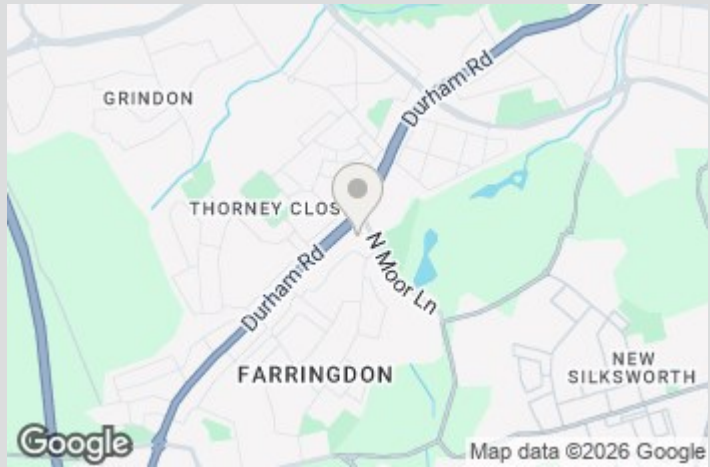
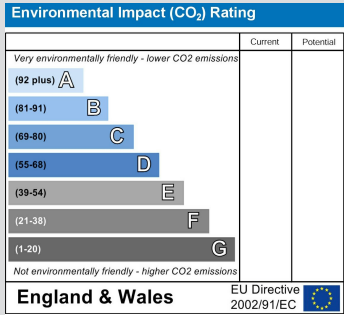
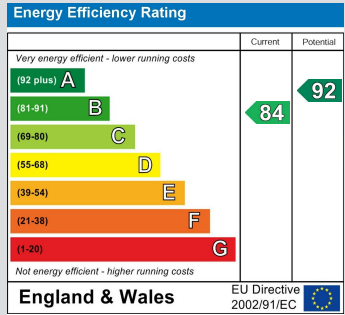
## Ombudsman

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

# MAIN ROOMS AND DIMENSIONS



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>**

112.9 m<sup>2</sup>

1214 ft<sup>2</sup>

**Reduced headroom**

4.1 m<sup>2</sup>

44 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.



Ground Floor

First Floor

Second Floor