









This stunning, extended three bedroom semi-detached house provides an exceptional standard of accommodation. Internally the stylish interior includes an entrance porch, a superb lounge and a fabulous open plan dining kitchen. The kitchen is fitted with an excellent range of units and has two set of French doors, one leading out to the rear garden and the other to a delightful conservatory. Completing the ground floor accommodation is a useful downstairs WC. On the first floor there is an impressive, contemporary family bathroom/wc, a principle bedroom featuring a dressing area and two further well-proportioned bedrooms. There are fixed steps from bedroom three leading up to a fantastic loft space. Externally there are attractive low maintenance gardens to the front and rear, the rear having a wonderful, decked area and block-paved patio along with integral garage. This location is ideal for local amenities, shops and schools as well as offering excellent transport links to surrounding areas. We highly advise arranging a detailed inspection in order to fully appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch



Double glazed windows to front and UPVC double glazed door to lounge.

Lounge 15'5" x 13'5"



Double glazed window to front, 2x radiators and stairs to first floor with storage under. Opening into living kitchen area.

Living/Kitchen/Dining Area 18'1" x 9'11" plus 9'4" x 9'4"



Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer with mixer tap. Integrated oven with 6 burner gas hob and hood, microwave, dishwasher and wine fridge. Space for an

American style fridge freezer and washing machine. Double glazed window and UPVC French patio doors to rear. 2x radiators. Doors to WC, garage and UPVC French patio doors to conservatory.

Conservatory 7'6" x 14'7"



Double glazed window and UPVC French patio doors to rear.

Ground Floor WC



Low level WC.

First Floor Landing

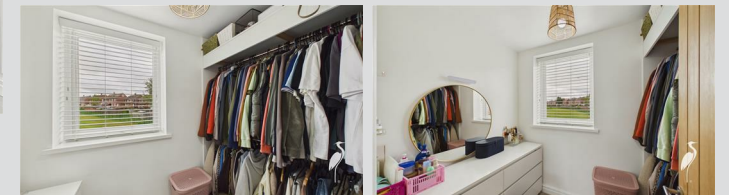


Bedroom 1 8'10" x 13'3"



Double glazed window to front and double radiator. Door to dressing area.

Dressing Area 7'10" x 5'7"



Double glazed window to rear and built in wardrobe.

Visit 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

Bedroom 2 13'1" x 8'3"



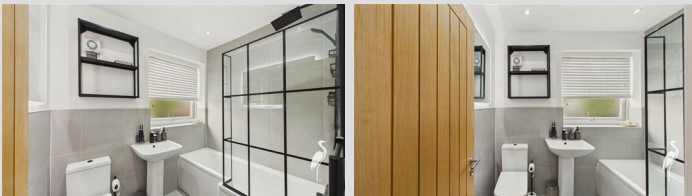
Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 3 7'6" x 9'1"



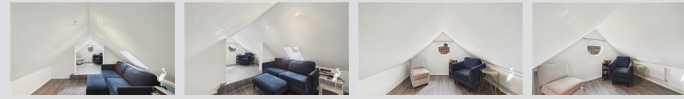
Double glazed window to rear, radiator and 2x storage cupboards. Access point to loft.

Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, chrome heated towel rail and LED mirror. Double glazed window.

Loft Space 8'9" x 12'5" plus 8'9" x 10'8" plus 9'2" x 5'0"



2x radiators, Velux window and a single glazed window.

Outside



Attractive low maintenance gardens to the front and rear, the rear having a wonderful, decked area and block-paved patio along with integral garage.

Garage

Access via electric roller shutter. Internal door to property.

Council Tax Band

The Council Tax Band is Band A.

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

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.

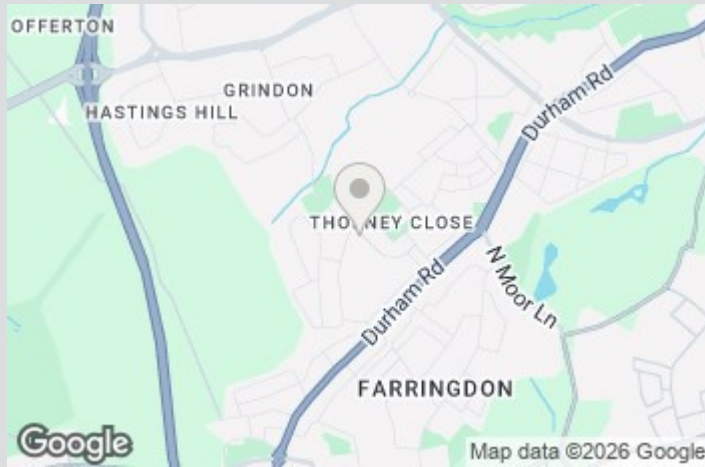
Visit www.peterheron.co.uk or call 0191 510 3323

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

MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

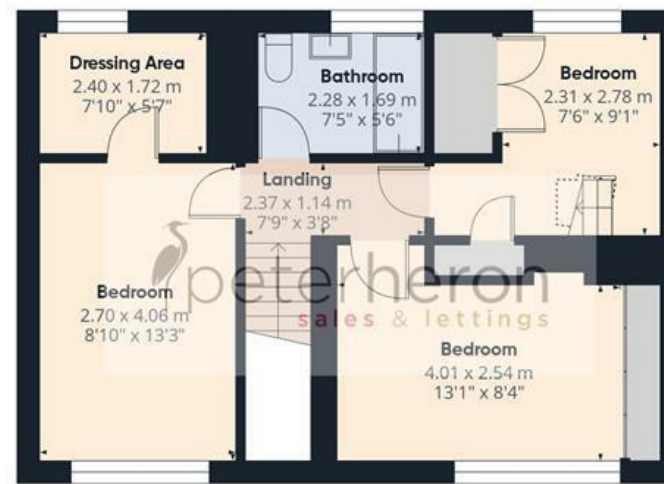


Visit www.peterheron.co.uk or call **0191 510 3323**

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



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

166.4 m²

1791 ft²

Reduced headroom

0.5 m²

6 ft²

(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.

GIRAFFE360

