









A fabulous home significant remodelled and improved, to provide a superb standard of flexible accommodation within this sought-after area. Internally the immaculate accommodation includes a hall with staircase to the first floor, lounge to the front opening through to a dining room with French doors to the rear garden and there is a modern fitted kitchen. Completing the ground floor accommodation is a double bedroom with en-suite wet room/wc. On the first floor there are three bedrooms, family bathroom/wc and a fixed staircase leading up to an excellent loft space with a Velux window. Externally there is a block-paved driveway to the front, providing off street parking whilst to the rear is a wonderful, low maintenance garden. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. We advise early viewing, to avoid disappointment and to fully appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall



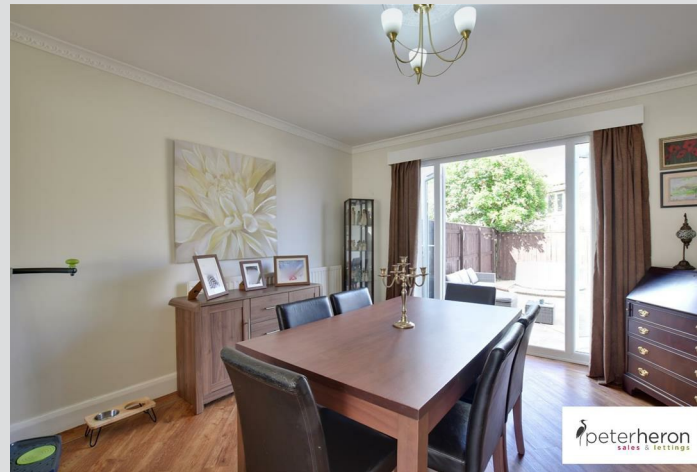
Double radiator, Karndean flooring, staircase to first floor and understairs storage.

Lounge 11'1" x 13'6"



Double glazed bow window to front, double radiator, gas fireplace with feature surround and Karndean flooring, Opening through to

Dining Room 12'2" x 12'3"



Single radiator, Karndean flooring and French doors to rear garden.

Kitchen 8'7" x 7'10"



Base and eye level units with working surfaces incorporating sink and drainer unit, integrated oven and hob with extractor, tiled splashbacks, integrated fridge freezer, integrated dishwasher, double glazed window to rear, Vaillant combi boiler installed December 2021.

Bedroom 16'11" x 10'0"



Double glazed bay window to front, Karndean flooring and double radiator.

En-Suite



Low level WC, washbasin and shower area, double glazed window and single radiator.

First Floor Landing

Double glazed window and access to loft.

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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 1 12'3" into fitted wardrobes x 9'3"



Double glazed window, single radiator and fitted sliding door wardrobes.

Bedroom 3 8'2" x 7'11"



Double glazed window and single radiator.

Loft Space 12'6" x 16'7"



Velux windows and single radiator.

Bedroom 2 10'8" x 11'11" into fitted wardrobes



Double glazed window, double radiator and fitted sliding door wardrobes.

Bathroom



Low level WC, washbasin and panel bath with overhead shower, tiled walls, double glazed window to rear and heated towel rail.

Outside



Block-paved driveway to the front, providing off street parking whilst to the rear is a wonderful low maintenance garden.

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.

MAIN ROOMS AND DIMENSIONS

Solar Panels

We have been advised by the seller the solar panel lease is transferrable or they can be removed from property if required from our client.

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 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.

Fawcett Street Viewings

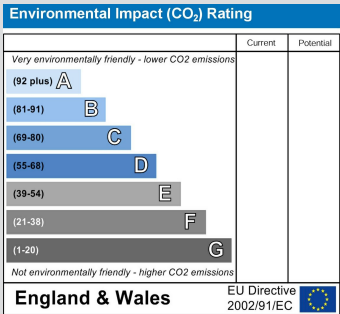
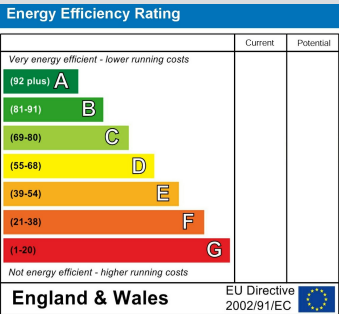
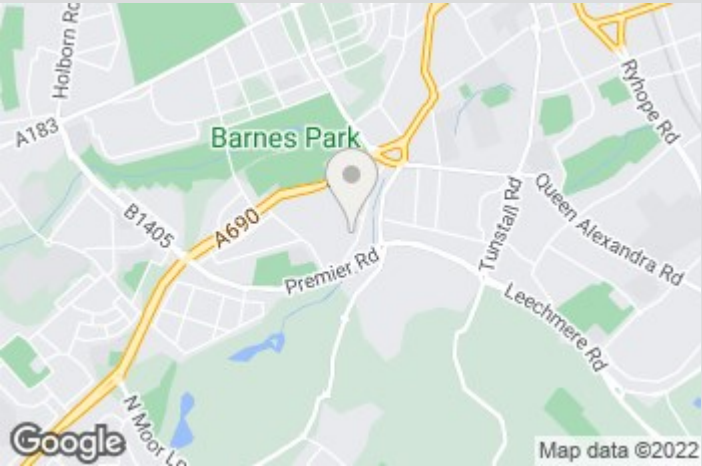
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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