









A stunning, extended four bedroom semi-detached home with a fabulous open plan dining kitchen with bi-folding doors leading out to a beautiful mature garden. Internally the stylish accommodation is accessed via an impressive hall with staircase to the first floor and there is a superb lounge to the front with a bay window and wood burning stove. Spanning the width of the rear of the house is an exceptional open plan dining kitchen fitted with an excellent range of units, a selection of integrated appliances and a feature island unit with breakfast bar. From the dining area of the open plan kitchen the room opens through to an attractive family room. Completing the ground floor accommodation is a useful utility, incorporating a WC and wash basin. On the first floor are four well-proportioned bedrooms and a luxury 17ft family bathroom. Externally there is a pleasant garden to the front with black paved driveway providing off street parking, an integral garage and a wonderful rear garden with lawned area, patio and established planting. This ideal location provides excellent access to local amenities, shops and well-regarded schools as well as offering links to Sunderland City Centre and surrounding areas. Available with no upward chain, viewing is essential to fully appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door with stain/lead glass detailing with windows to either side to

Entrance Hall



Central heating radiator, part panelled walls and staircase to first floor with understairs storage cupboard.

Lounge 13'5" into alcoves x 13'8" into bay



Double glazed bay window to front, central heating radiator and wood fireplace with a wood burning stove.

Dining Kitchen 16'4" x 14'9" plus 12'11" x 8'3"



An impressive open plan dining kitchen fitted with an excellent range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, feature central island unit with granite top incorporating a breakfast bar area, integrated appliances include double electric oven, microwave, hob with extractor chimney over, dishwasher and fridge. Bi-folding door leading out to the rear patio area, two double glazed windows to rear, three velux windows and vaulted ceiling, and two central heating radiators. Opening through into family room.

Family Room 13'3" into alcoves x 11'3"



Central heating radiator.

Utility/WC 8'9" x 5'2"



This useful room is fitted with a work surface with space below for the inclusion of white goods, fitted low level WC, pedestal washbasin, central heating radiator and door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Bedroom 1 11'4" x 9'8" not including fitted robes



Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom 2 11'3" x 11'1"



Double glazed window to rear, central heating radiator and built in wardrobe.

Bedroom 3 7'5" x 7'10"



Double glazed window to front and central heating radiator.

Bedroom 4 8'9" x 12'11"

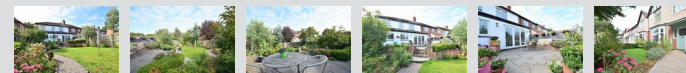
Maximum measurement including recess area, double glazed window to front and central heating radiator.

Family Bathroom 17'6" x 6'1"



This luxury bathroom is fitted with low level WC, two washbasin with storage below, bath and large walk in shower with mains shower over, tiled floor, part tiled walls, two double glazed windows and chrome ladder central heating radiator.

Outside



Pleasant garden to the front with a lawned area, planted borders and a block paved driveway providing off street parking, access to the integral GARAGE. Whilst to the rear there is a delightful garden with lawn area, patio and established planting.

Garage 10'10" x 9'0"

Roller shutter access door and a door to the utility.

MAIN ROOMS AND DIMENSIONS

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.

Council Tax Band

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

Important Notice

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.

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Important Notice

All descriptions, dimensions, references to conditions and

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Fawcett Street Viewings

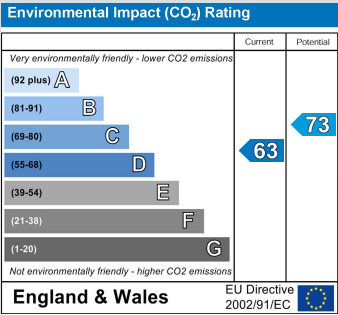
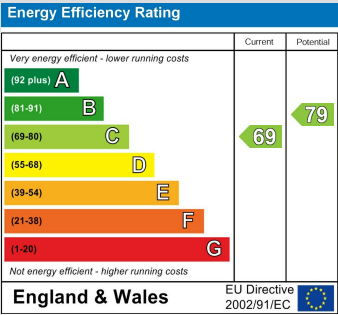
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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