









This fabulous, larger style, extended semi-detached house, features three double bedrooms and the rare benefit of a double garage. Internally the beautifully appointed accommodation is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a spacious lounge through dining room, enjoying a dual aspect and a superb kitchen, fitted with a range of stylish units and a selection of integrated appliances. The kitchen opens through to a delightful dining area with a glazed door to the conservatory that overlooks the garden. Completing the ground floor accommodation is a useful utility. On the first floor there are three well-proportioned bedrooms and a contemporary family bathroom. The property benefits from gas central heating to radiators, double glazing, block-paved driveway, double garage and a wonderful garden to the rear. Occupying an excellent cul-de-sac position within this highly regarded location, the property is ideally placed for local amenities, shops and schools, as well as offering transport links to surrounding areas. Early viewing is highly recommended to appreciate the quality of the generous accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall



Spacious hallway with built in cupboard, staircase to first floor and radiator.

Cloakroom/WC



Low level WC with concealed cistern and washbasin set into vanity unit, double glazed window.

Lounge/Dining Room 25'0" x 11'8"



Enjoying a dual aspect with large double glazed picture window to front and double glazed patio door to the rear, 2x radiator and feature fireplace.

Kitchen 9'11" x 10'11"



Fitted with an excellent range of stylish wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven, microwave, five burner gas hob, dishwasher and full size fridge. The kitchen opens out into the dining area.

Dining Area 9'1" x 11'0"



Radiator and door to utility. Glazed door to conservatory.

Conservatory 9'1" x 14'2"



Double glazed windows providing a pleasant aspect over the garden, double glazed French door leading out to patio area.

Utility 8'11" x 4'0"

Fitted wall and base units with work surfaces over incorporating sink and drainer unit, wall mounted boiler, door to the side of the property and internal door to garage.

First Floor Landing



Large double glazed window to side and loft access hatch.

Bedroom 1 13'3" x 9'7"



Double glazed window to rear, fitted wardrobes and radiator.

Tried. Trusted. Recommended.

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

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

MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'6" x 11'7"



Double glazed window to front with fitted shutters and radiator.

Bedroom 3 10'4" x 9'0"



Double glazed window to rear and radiator, built in cupboard.

Bathroom



Superb contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and bath with mains shower over, tiled walls, double glazed window and feature radiator.

Outside



To the front of the property there is a lawned garden with double width block paved driveway leading to attached garage. To the side of the property there is a useful side access gate leading to the delightful rear garden with lawn, patio and established borders.

Garage

Plumbing for washing machine and internal door to utility.

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

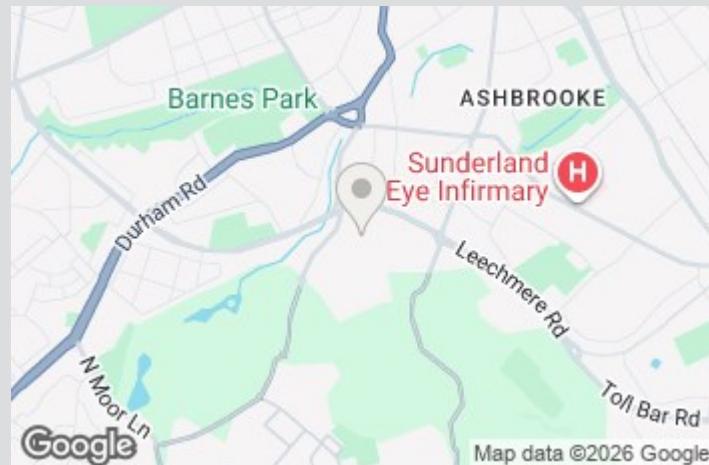
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

MAIN ROOMS AND DIMENSIONS



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



First Floor

Approximate total area⁽¹⁾

141.3 m²

1523 ft²

(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.