









Rare to the Market! A purpose built four bedroom semi-detached home, providing spacious accommodation within this ever popular residential area. The internal accommodation includes a hall with staircase to the first floor, lounge with access to a sun room, dining room that connects through to a kitchen and there is a ground floor wc. To the first floor there are four well-proportioned bedrooms and a family bathroom/WC. Externally there is a garden to the front and a generous garden to the rear. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. The property provides great potential to put their own stamp on the accommodation, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

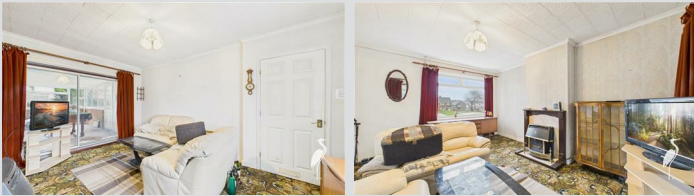
## Ground Floor

Access via entrance door.

## Entrance Hall

With a staircase to the first floor, double glazed window to the front and radiator.

## Lounge



Double glazed window to the front, radiator, feature gas fireplace and single glazed sliding door to the sun room.

## Sun Room



Double glazed windows to the front and sides, double glazed door to the rear garden.

## Dining Room



Double glazed window to the front, radiator, wall mounted gas heater and door to the kitchen.

## Kitchen



Fitted with wall and base units with work surface over incorporating a 1 1/2 bowl stainless steel sink and drainer unit, space has been provided for the inclusion of an oven and hobs, fridge freezer and a washing machine. Wall mounted Baxi boiler, double glazed window to the rear, storage cupboard and a door to outhouse/ storage area.

## Ground Floor WC



Low level WC, double glazed window to the rear.

## First Floor Landing

Access point to loft.

## Bedroom 1



2x double glazed windows to the front and storage cupboard.

## Bedroom 2



Double glazed window to rear and storage cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3



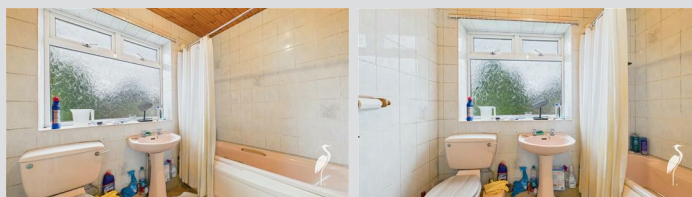
Double glazed window to front and storage cupboard.

## Bedroom 4



Double glazed window to rear and storage cupboard.

## Bathroom



Low level WC, pedestal wash hand basin and bath with electric shower, tiled walls, double glazed frosted window to rear and radiator.

## Outside



Generous rear garden laid mainly to lawn.

## 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

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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

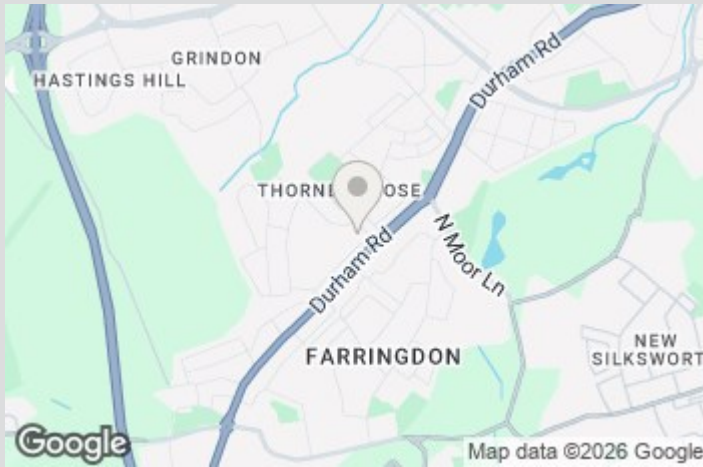
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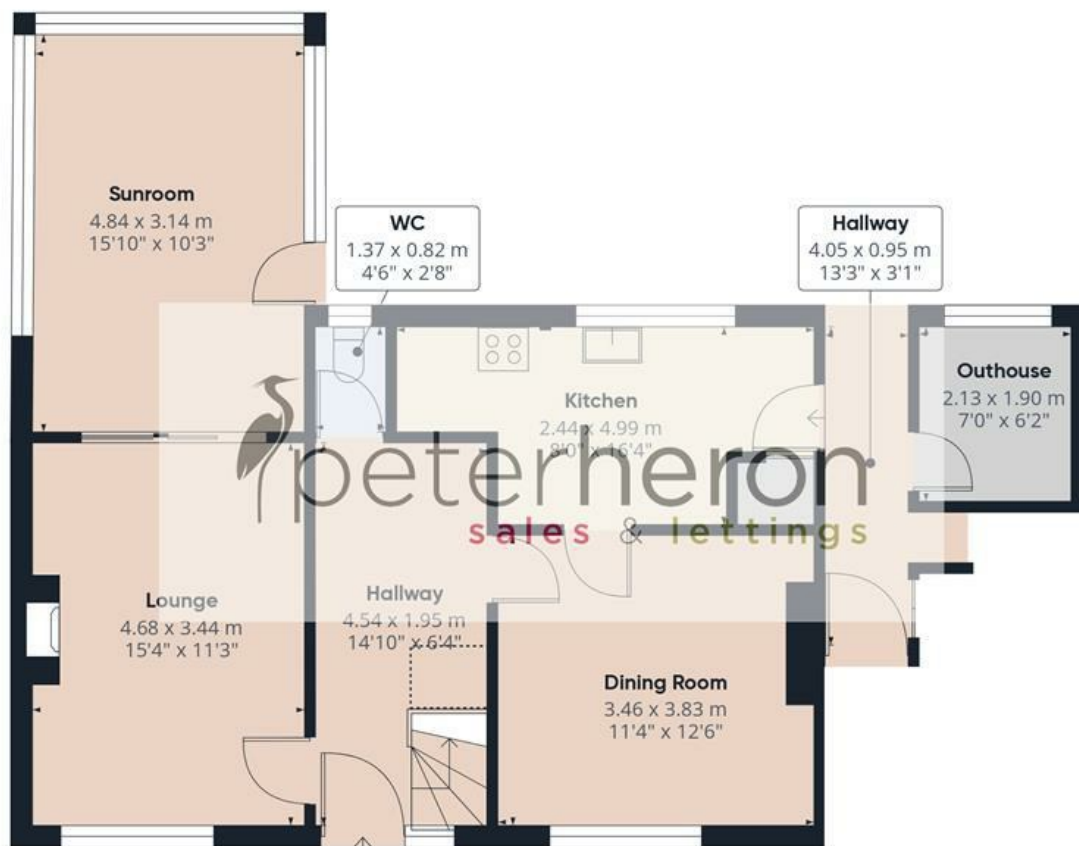
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
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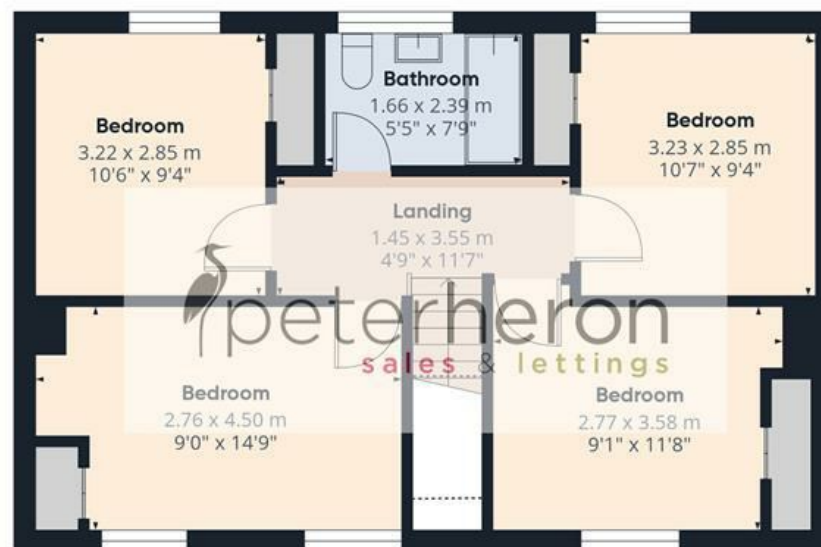


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Ground Floor



First Floor



**Approximate total area<sup>(1)</sup>**

125.7 m<sup>2</sup>

1355 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

6 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.

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