









This extended four bedroom semi-detached house, occupies a wonderful corner plot and provides an exceptional standard of accommodation. Internally the stylish interior on the ground floor includes a hall with staircase to the first floor, an attractive lounge with a bay window to the front and a stunning open plan kitchen / dining and family room with bi-folding doors to the rear. The kitchen is fitted with an excellent range of units, luxury worksurfaces, an island and a selection of integrated appliances. Completing the ground floor is a useful utility, a double bedroom and a cloakroom/wc. On the first floor there are three further bedrooms and a superb family bathroom/wc, including a shower cubicle. Externally there are delightful, established gardens to the front, side and rear, along with a single garage. Situated within the ever popular area of St. Gabriel's, the property is ideally placed for a range of amenities and boasts excellent transport links to Sunderland City Centre and wider road networks. We highly advise arranging a detailed inspection to fully appreciate the quality and versatility of accommodation, along with the beautiful gardens and ideal location this remarkable home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Attractive Karndean flooring, staircase to first floor with feature glass insert, tall radiator and 2x built in cupboards.

Living Room 14'5" x 12'11" into alcove



Double glazed bay window to front and radiator.

Open Plan Kitchen/Dining and Family Area 21'5" x 18'0" maximum



This stunning open plan space incorporates the kitchen, dining and family area, and feature bi-folding doors leading out to the rear garden.

Kitchen Area



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating an inset sink unit, feature island, integrated appliances include an oven, microwave, hob, fridge freezer and dishwasher, two radiators.

Utility 7'8" x 6'2"



Fitted base unit with work surface over, sink and drainer unit, wall mounted boiler, space for washing machine and tumble dryer, double glazed window and radiator.

Bedroom 4 12'3" x 9'3"



Double glazed window to rear and radiator.

Washroom



Low level WC and washbasin, radiator and double glazed window.

First Floor Landing



Double glazed window to side.

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 1 13'9" into bay x 9'2" not including robes



Double glazed bay window to front, radiator and fitted wardrobes.

Bedroom 2 11'8" x 9'1" not including robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

Bedroom 3 7'6" x 6'10"



Double glazed window to front and radiator.

Bathroom



S superb modern bathroom with a four piece suite comprising of a low level WC, washbasin set into vanity unit, panel bath and step in shower cubicle with mains shower, tall radiator, double glazed window and part tiled walls.

Outside



The property occupies a delightful corner plot with superb gardens to the front, side and rear incorporating lawn areas, patio and planted borders.

Garage 18'1" x 10'2"

The garage is located to the side of the property and has an over and over access door.

Council Tax Band

The Council Tax Band is Band

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

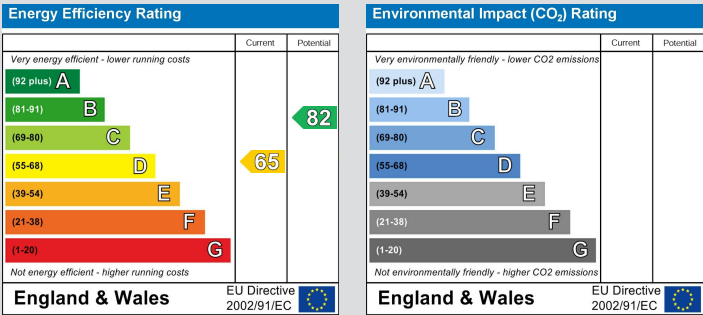
Ombudsman

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

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



Floor 0

Approximate total area⁽¹⁾
1284 ft²



Floor 1

(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.

GIRAFFE360