













An impressive, extended four bedroom semi-detached house, providing spacious accommodation within this ever popular location. Internally the well-presented interior on the ground floor includes an entrance porch, an attractive living room and a superb, contemporary kitchen / diner, fitted with an excellent range of units. Completing the ground floor is a useful utility and a downstairs wc. On the first floor there are four bedrooms, one with a flexible connecting space, ideal as a dressing area or study and there is a modern family bathroom/wc. Externally there are low maintenance gardens to the front and rear, along with a generous integral garage. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. With no upper chain involved, we highly advise early viewing to appreciate the accommodation on offer!



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

UPVC inner door to living room.

## Living Room 12'5" x 14'10"



Double glazed window to front elevation, double radiator and wood burning stove. Stairs to first floor with storage under and door to kitchen.

## Kitchen/Diner 9'6" x 16'4"



Range of wall and base units with countertops over incorporating a single bowl undermount sink and drainer unit with mixer tap. Integrated oven, electric hob and dishwasher. Space provided for a fridge freezer. Double radiator and wall mounted boiler. 2x double glazed windows to rear elevation. Door to WC and and UPVC door to utility.

## Ground Floor WC



Low level wc and hand wash basin, double glazed window and radiator.

## Utility 6'6" x 12'10"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space provided for a washing machine and tumble dryer. Radiator, double glazed window to rear and UPVC door to garden.

## First Floor Landing

Access point to loft.

## Bedroom 1 (rear) 10'9" x 11'7"



Double glazed window to rear elevation and a radiator.

## Bedroom 2 (front) 9'3" x 12'10"



Double glazed window to front elevation and a radiator.

Visit [www.peterheron.co.uk](http://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

## Dressing Area/Study 11'3" x 5'8"



Double glazed window to front elevation and a radiator. Door to bedroom 3.

## Bedroom 4 (rear) 9'4" x 12'9"



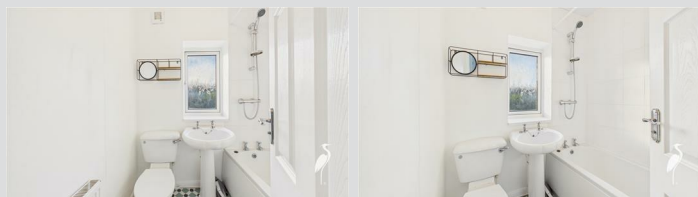
Double glazed window to rear elevation and radiator.

## Bedroom 3 (front) 11'3" x 9'1"



Double glazed window to front elevation and a double radiator. Accessed via bedroom 5.

## Bathroom



Low level WC, washbasin and panel bath with overhead shower, double glazed window and radiator.

## Outside



Block paved area to the front leading to an integral garage, whilst to the rear there is a good size garden.

## Garage

Accessed via an electric roller shutter door.

## 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 decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

Visit [www.peterheron.co.uk](http://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

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

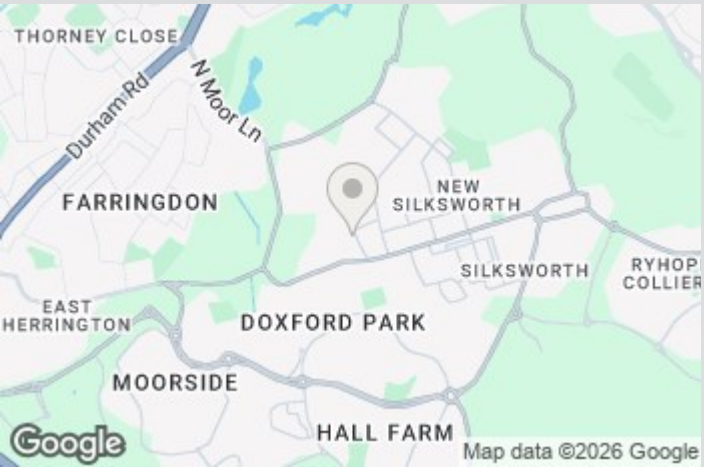
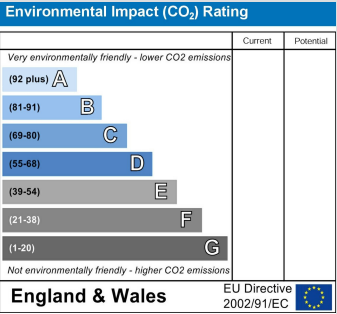
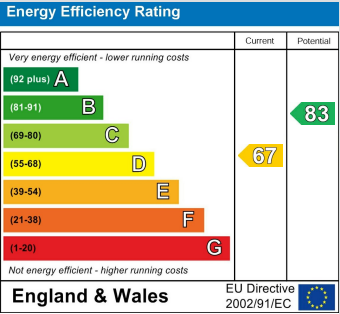
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

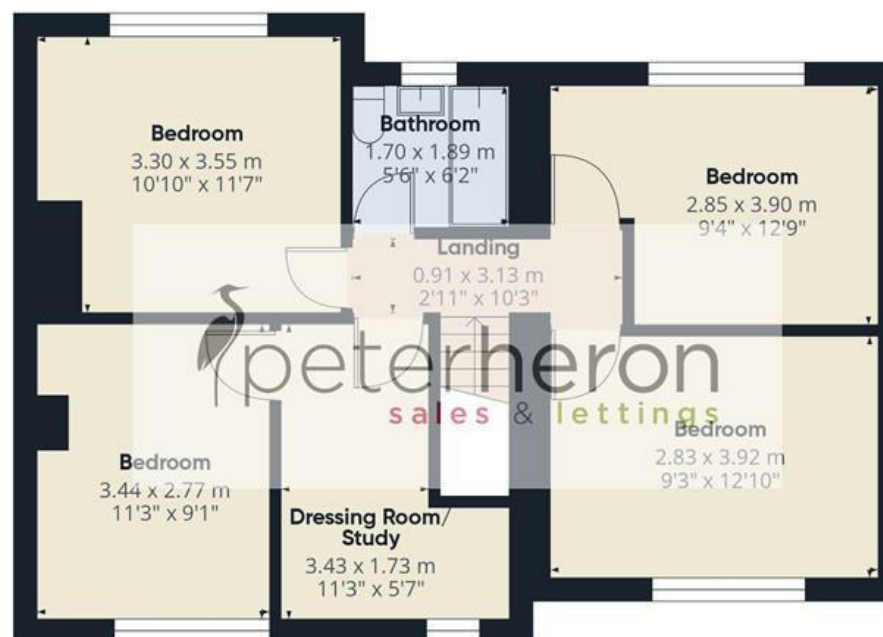
## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit [www.peterheron.co.uk](http://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



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

123 m<sup>2</sup>

1322 ft<sup>2</sup>

Reduced headroom

0.1 m<sup>2</sup>

1 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.

GIRAFFE360

