









A stunning, extended FREEHOLD semi-detached house with a fabulous open plan dining, kitchen and family area, along with a beautiful, generous rear garden. The deceptively spacious and immaculately presented accommodation is accessed via an impressive reception hall with cloakroom/wc and attractive staircase to the first floor. There is a superb lounge to the front with a bay window whilst to the rear is an outstanding open plan kitchen, dining and family area with patio doors out to the rear patio and vaulted ceiling with Velux windows. The kitchen is fitted with an excellent range of contemporary units, an island with breakfast bar and a selection of integrated appliances. On the first floor there are three well-proportioned bedrooms and a contemporary shower room/wc. This ideal location is close to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Externally there is a generous block-paved driveway to the front, an attached garage and wonderful, mature garden to the rear with a lawn, patio areas and established planting. We highly advise arranging a viewing to fully appreciate this home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Vestibule

Reception Hall



Impressive hallway with delft rack, radiator, staircase to first floor.

Cloakroom/WC

Low level WC and mini washbasin, tiled walls and floor.

Lounge 14'7" into bay x 11'4" into alcove



Double glazed bay window to front, radiator and feature fireplace with living flame effect gas fire.

Open Plan Dining Kitchen & Family Area 19'8" x 12'11" plus 20'9" x 11'10" maximum First Floor Landing



A stunning open plan space featuring a vaulted ceiling with four Velux windows and double glazed patio doors leading out onto the rear garden.

Kitchen



Fitted with an excellent range of contemporary wall and base units with work surfaces over, a feature island unit with luxury worktop incorporating a breakfast bar and inset sink unit, integrated appliances include an electric oven, microwave oven, electric hob, fridge, freezer, dishwasher and washing machine, useful built in utility cupboard, double glazed window to side, two radiators and an additional glazed door to rear garden. There is a contemporary fire in the family area.



Spacious landing with double glazed window to front.

Bedroom 1 14'9" into bay x 11'4" max into alcove & fitted ro



Double glazed bay window to front, radiator and fitted bedroom furniture including wardrobes and matching drawer units. Two radiator and a free standing bath with a tiled floor area.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'0" x 11'3" max into alcoves & inc fitted robes



Double glazed window to rear with views over the garden, radiator and fitted wardrobes.

Bedroom 3 10'2" x 8'1"



Double glazed window to rear with views over the garden and radiator.

Shower Room



Contemporary suite comprising of low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with a mains fed shower. There are two electric ladder style heated towel rails and a double glazed window.

Outside



Block paved driveway to the front providing generous off street parking, an attached GARAGE and to the rear a wonderful generous mature garden, laid mainly to lawn with patio areas and delightful established planted borders.

Outside



Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice Part 1

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

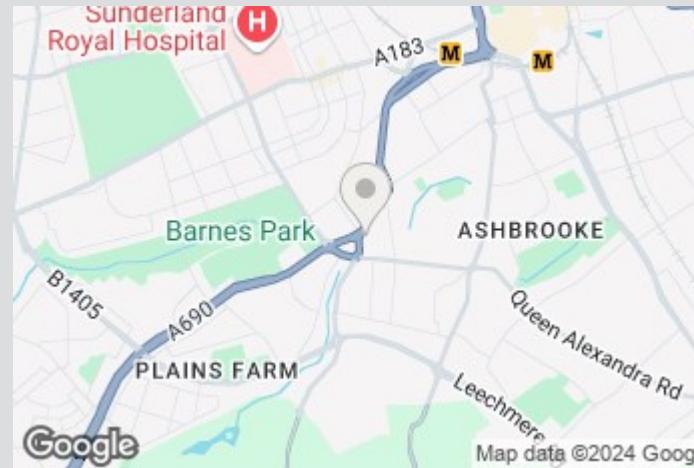
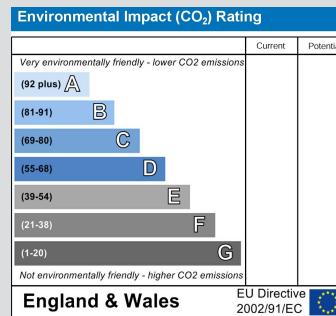
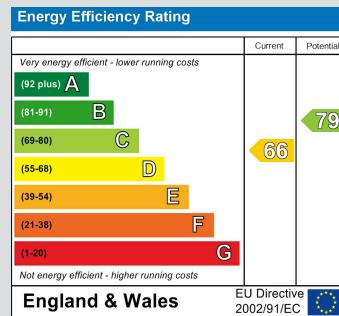
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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