

Simonside Road, Springwell, Sunderland

£129,950




love







A stunning home, significantly extended and improved by the current owners to an exceptional standard. Internally, the stylish accommodation includes to the ground floor of an attractive lounge a fabulous, modern 18ft breakfasting kitchen. To the first floor there is an exceptional family bathroom/wc and three well-proportioned bedrooms, one with a contemporary en-suite shower room/wc. Externally there is a garden to the front with a lawned area and generous block-paved area and an integral garage with remote control access door whilst to the rear a delightful garden with a decked area and a lawn. Benefits of the property include gas central heating to radiators and UPVC double glazed windows. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. The property is without doubt one of finest examples of its type, we highly recommend arranging a viewing to appreciate the size and quality of the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via an entrance door to

Lounge 15'8" not including staircase x 9'2"





Bow window to front, central heating radiator, staircase to first floor.

Breakfasting Kitchen 18'7" x 8'4"





Fitted with contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances included an electric oven and gas hob, space has been provided for the inclusion of fridge freezer, double glazed window to rear, double glazed French door to rear decked area, central heating radiator, period style central heating radiator and door to garage.

First Floor Landing

Bedroom 1 11'8" x 8'6"





Double glazed window to front, central heating radiator.

En-Suite Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set onto vanity unit, shower enclosure with mains shower, period style central heating radiator with heated towel, double glazed window.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 15'1" x 8'8"



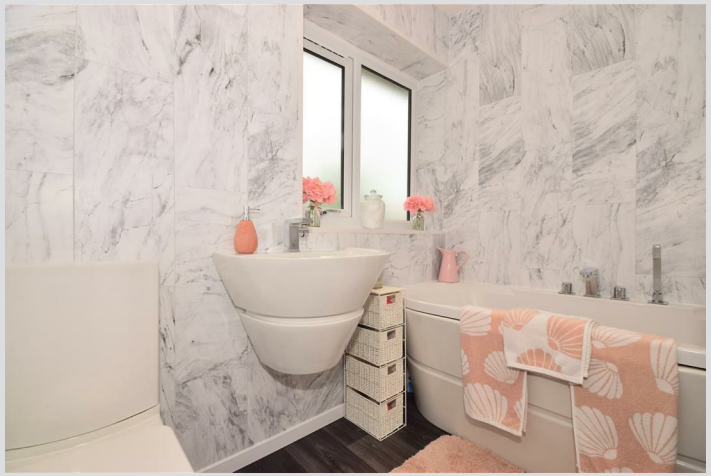
Double glazed window to front, central heating radiator and built in cupboard.

Bedroom 3 10'7" x 8'9"



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

Family Bathroom



Impressive modern suite comprising of a low level WC, washbasin and a bath, chrome ladder style central heating radiator and double glazed window.

Outside





Gated access onto generous block paved area with lawned garden to the front, whilst to the rear there is a delightful garden with large decked area and also a lawn.

MAIN ROOMS AND DIMENSIONS

Garage 19'5" x 8'7"



Maximum measurements including stair area. Access via remote control roller shutter access door, double glazed door leading to the rear of the property and also a door to the kitchen.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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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.

