









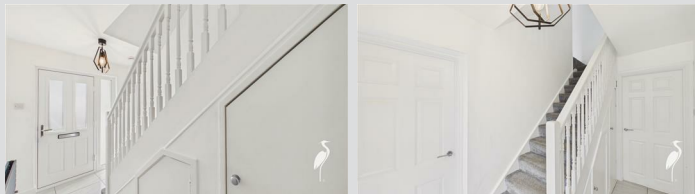
This stunning four bedroom semi-detached home has been extensively extended, remodelled and upgraded to provide an exceptional standard of accommodation. Internally the beautifully appointed interior includes a hall with staircase to the first floor, an attractive lounge with a bay window the front and to the rear there is a fabulous open plan kitchen, dining and family area with French doors to the garden and a vaulted ceiling with Velux windows. The kitchen is fitted with an impressive range of stylish units, an island with a breakfast bar and a selection of integrated appliances. From the kitchen there is access to a useful utility and a cloakroom/wc. Completing the ground floor is a versatile room that could be utilised for a variety of uses, such as a study or play room. On the first floor there are four bedrooms and a luxury family bathroom/wc, with a free standing bath and walk in shower enclosure. Externally there is a generous block-paved driveway to the front, whilst to the rear is a delightful garden, laid mainly to lawn with a superb patio area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly recommend arranging a detailed inspection to fully appreciate this exceptional home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 10'10" x 16'5"



Double glazed bay window to front and double radiator.

Office 9'1" x 9'1"



Double glazed bay window to front and double radiator.

Living/Dining & Kitchen Area 26'8" x 14'11"



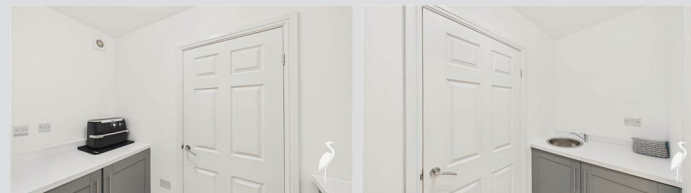
Range of modern wall and base units with countertops over incorporating a single bowl inset sink and drainer with mixer tap. Integrated oven with electric hobs, microwave, coffee machine, dishwasher and fridge freezer. Three seater feature breakfasting island. Double glazed window to rear, two Velux windows and radiator. UPVC double glazed French door into rear gardens. Door to utility.

Living Area



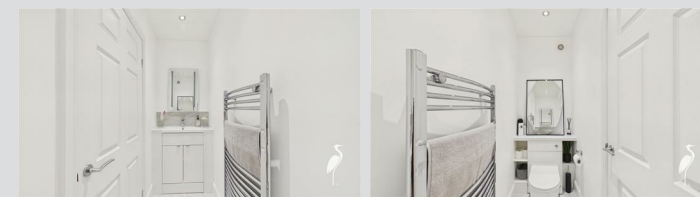
Double glazed window to rear and Velux window. Column radiator and double radiator.

Utility 8'11" x 4'0"



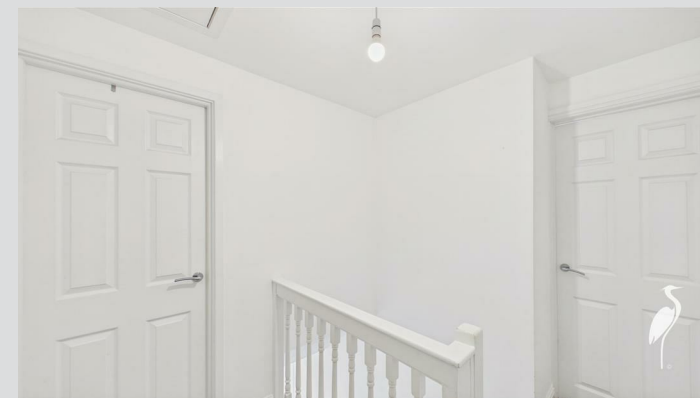
Base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated low level fridge and space provided for a washing machine and tumble dryer. Door to WC.

Ground Floor WC



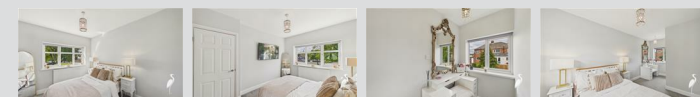
Low level WC and washbasin set into vanity unit, chrome heated towel rail.

First Floor Landing



Access point to loft.

Bedroom 1 9'0" x 17'4"



Two double glazed windows to front and rear, and double radiator.

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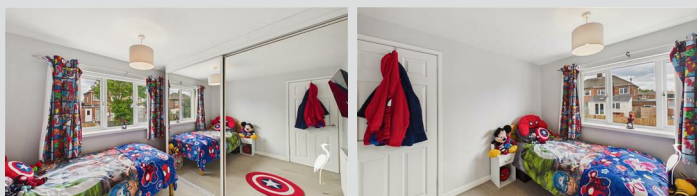
MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'2" x 11'11"



Double glazed bay window to front, double radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 3 9'7" x 9'7"



Double glazed window to rear, built in mirrored fronted sliding door wardrobes and double radiator.

Bedroom 4 6'9" x 6'3"



Double glazed window to front and double radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit, freestanding bath and walk in waterfall shower, chrome heated towel rail, LED mirror and double glazed windows.

Outside



Generously sized front garden with a large block paved driveway providing off street parking. Attractive rear garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band B.

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.

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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 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.

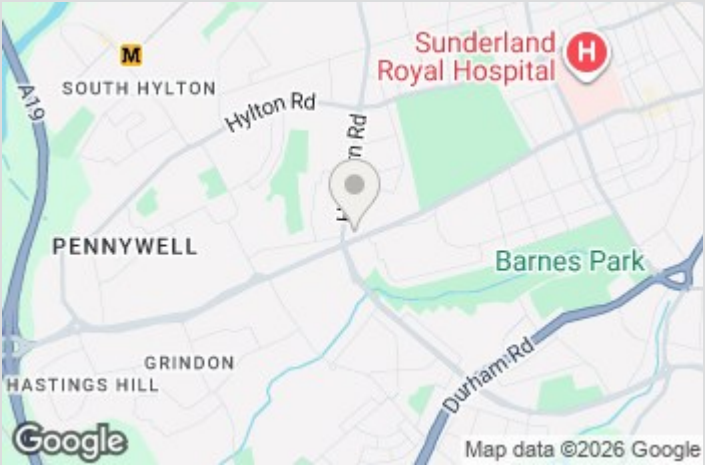
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MAIN ROOMS AND DIMENSIONS

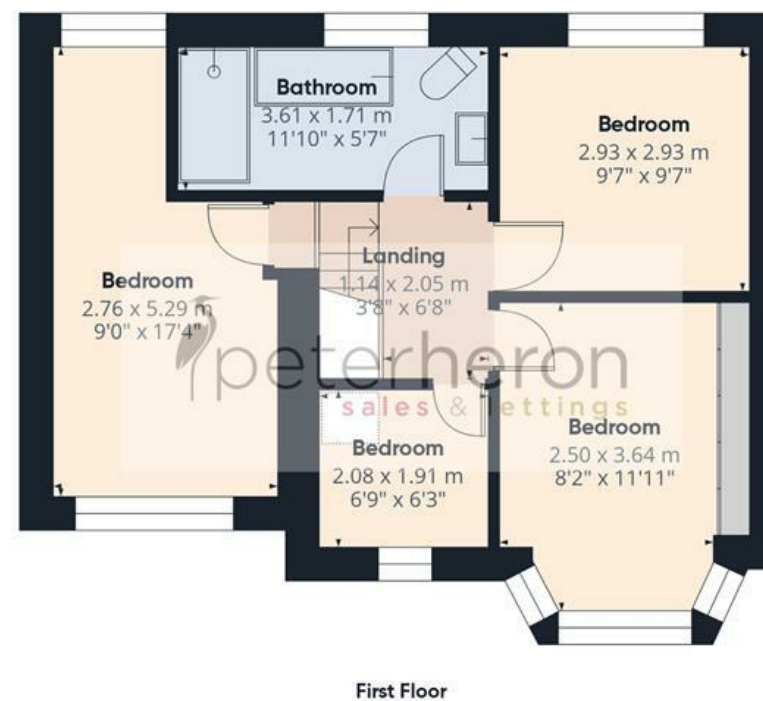
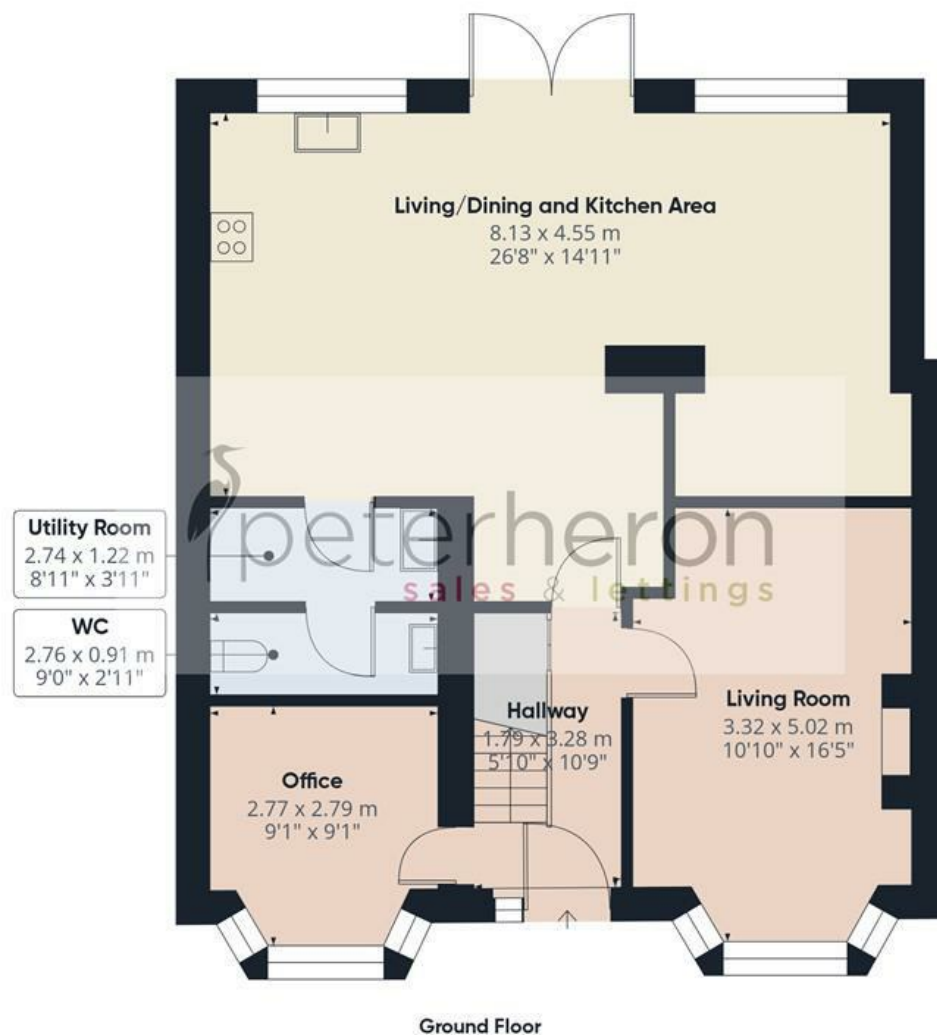
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Approximate total area⁽¹⁾

117.5 m²
1267 ft²

(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.

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