









A beautifully presented semi-detached home, extended and improved, situated within this popular area of East Herrington. The accommodation on the ground floor includes a hall, an attractive lounge/diner enjoying a dual aspect, a superb modern breakfasting kitchen that opens through to a delightful garden room and there is a useful utility room. On the first floor there are two well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a driveway, a store with remote control access door whilst to the rear is a beautiful garden. This superb location is ideal for access to local amenities, shops and schools as well as offering excellent connections to major road links including the A19. We highly recommend arranging a viewing of this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Hall



Staircase to first floor with understairs storage cupboard, central; heating radiator and a double glazed window.

Lounge/Diner 22'5" x 10'7" extending to 11'6"



This superb room enjoys a dual aspect with double glazed windows to the front and double glazed French door leading out into rear garden, two central heating radiators.

Breakfasting Kitchen 16'6" x 7'8" extending to 10'7"



Modern kitchen fitted with wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven and electric hob with extractor chimney over, central heating radiator. Door to utility. The room opens out into

Garden Room 11'8" x 10'2"



Double glazed windows overlooking the garden, double glazed French door to patio area and central heating radiator.

Utility 8'6" x 6'5"



Fitted base units with work surfaces over incorporating a sink and drainer unit, space for washing machine.

First Floor Landing

Double glazed window to side and central heating radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'11" not including fitted robes x 11'3"



Two double glazed windows to front, central heating radiator and fitted wardrobes.

Bedroom 2 10'10" x 10'0"



Maximum measurements including fitted wardrobes, built in cupboard, double glazed window to rear and central heating radiator.

Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped bath with mains shower over, part tiled walls, tiled floor, chrome ladder style central heating radiator and double glazed window.

Outside



Garden to the front with a driveway providing off street parking, attached STORE which was formally the garage which has been partitioned to provide utility section and now has a storage facility and access via remote control access door. Delightful garden to the rear of the property.

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.

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

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

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:-

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.

Important Notice Part 2

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.

Fawcett Street Viewings

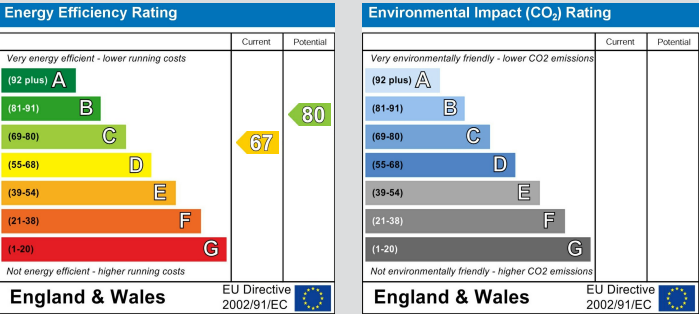
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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 or call 0191 510 3323