









Occupying a quiet cul-de-sac position with an open aspect to the front taking in City views, this popular Dutch style three bedroom semi detached home sits within the ever fashionable Wear view estate, set midway between Sunderland City centre, A19 and coast and highly sought after location for families. Internal accommodation comprises entrance porch, hall, lounge, dining room, kitchen, conservatory, three first floor bedrooms and a shower room whilst externally there is a double drive to the front, garage to the side and beautiful enclosed gardens to the rear. Benefiting from gas central heating, UPVC double glazing and with a recently recovered roof, this lovely home carries a very attractive asking price and considerable interest is anticipated. Immediate internal inspection is therefore strongly urged.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Inner door to hallway.

Entrance Hall



Radiator, stairs to first floor and door to lounge.

Lounge 12'4" x 13'4"



Double glazed window to front, double radiator and storage cupboard.

Dining Room 8'3" x 10'4"



Double radiator, UPVC double glazed sliding patio door to conservatory and door to kitchen.

Kitchen 7'1" x 10'6"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, fridge freezer and dishwasher. Space provided for a washing machine. Double glazed window to rear and UPVC double glazed door to conservatory.

Conservatory 14'7" x 7'2"



Double glazed windows and UPVC French patio doors to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 8'6" x 13'1"



Double glazed window to front, radiator and built in wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'1" x 8'11"



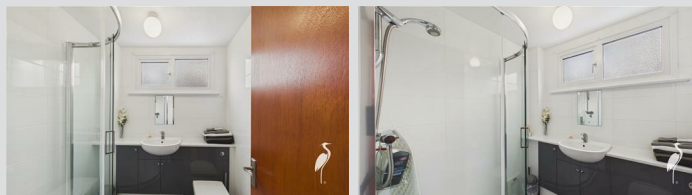
Double glazed window to rear, radiator and built in wardrobes. Storage cupboard.

Bedroom 3 6'7" x 10'0"



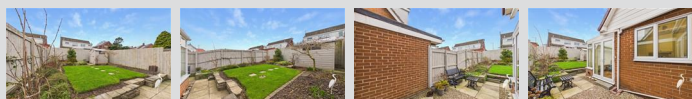
Double glazed window to front, double radiator and storage cupboard.

Shower Room



Low level WC and washbasin vanity unit, walk in shower cubicle, chrome heated towel rail and double glazed window.

Outside



Block paved area to the front with driveway providing off street parking leading to garage, attractive rear garden mainly laid to lawn with with patio seating area.

Garage

Access via up and over shutter door, the garage houses the wall mounted boiler.

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

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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.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 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

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MAIN ROOMS AND DIMENSIONS

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

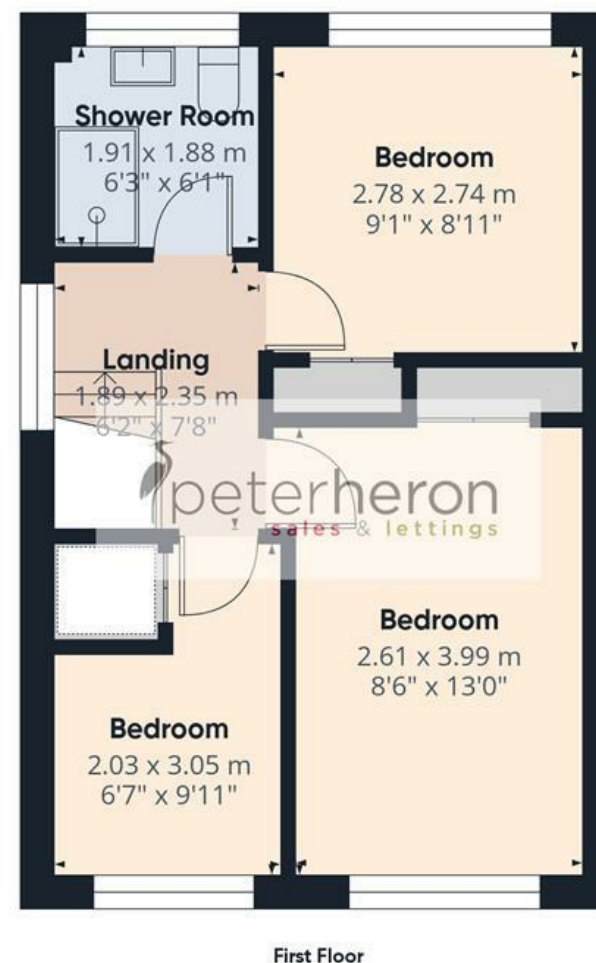
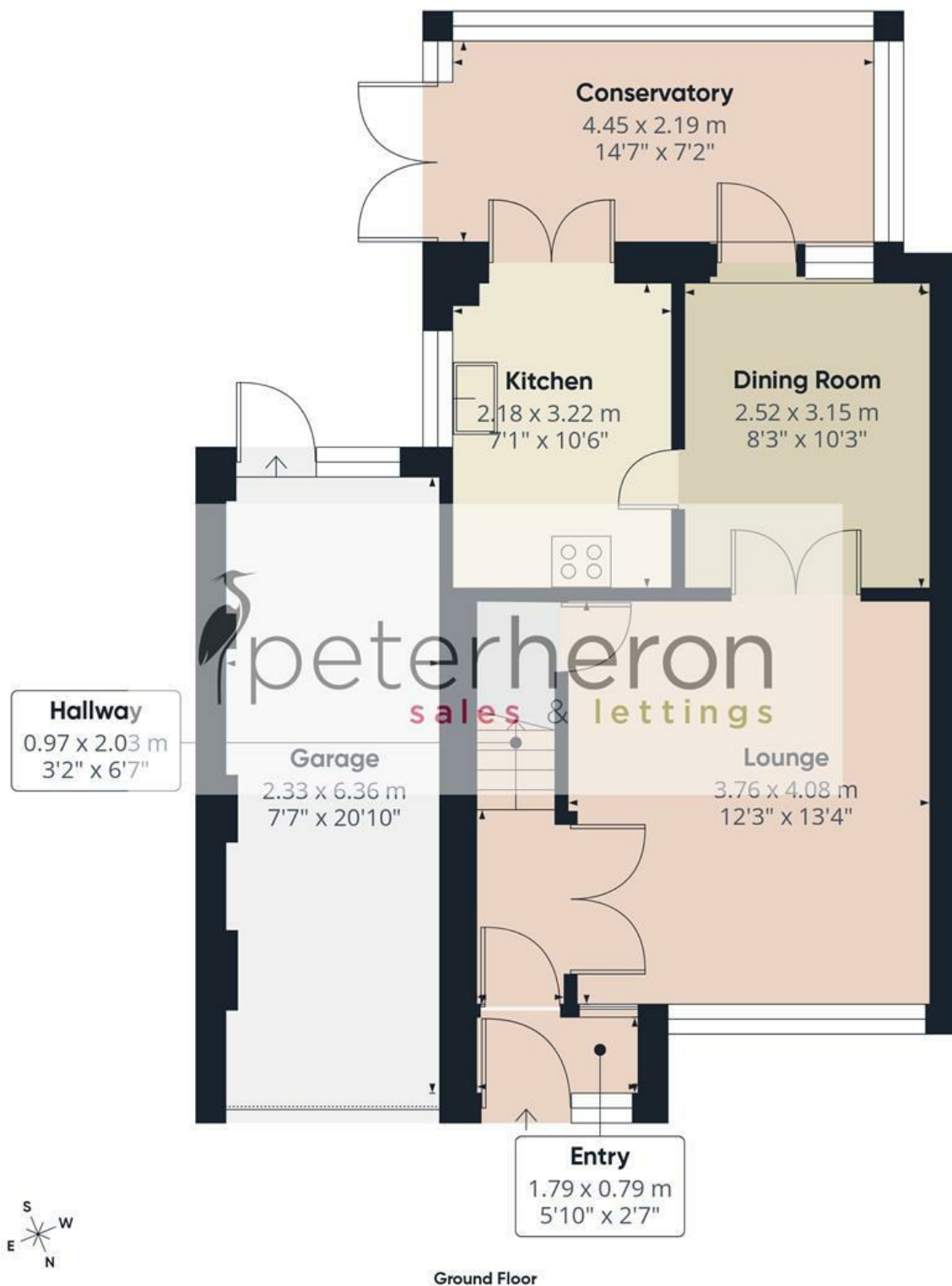
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO2 emissions		
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Approximate total area⁽¹⁾

93.8 m²

1009 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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