









A beautifully appointed semi-detached house, ideally situated within this small, attractive development. Internally the stylish accommodation includes a hall with cloakroom/wc, lounge with French doors to the rear garden and a stunning kitchen, fitted with a range of contemporary units and a selection of integrated appliances. On the first floor there are two well-proportioned bedrooms and a fabulous, upgraded bathroom/wc. Externally to the front there is a parking space and to the rear a delightful, low maintenance mainly decked garden. This location is ideally placed for local amenities as well as providing great links to major road connections including the A19. We highly recommend viewing to appreciate the quality of accommodation this impressive home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



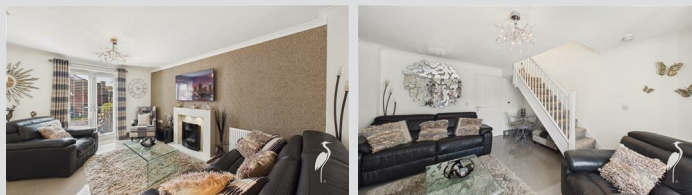
Built in cupboard, attractive tiled floor and tall feature radiator.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator, tiled floor and double glazed window.

Lounge 13'0" x 14'11"



Double glazed French door to rear garden, tiled floor, two radiators, staircase to first floor and feature fireplace with electric fire.

Kitchen 6'10" x 8'3"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric oven, electric hob, fridge, freezer and washing machine, double glazed window to front, tiled floor and the boiler is concealed being matching kitchen unit.

First Floor Landing

Bedroom 1 11'4" x 8'3"



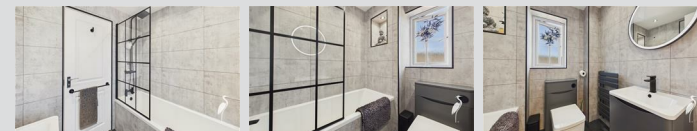
Double glazed window to front, radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 2 12'11" x 8'3"



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

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, feature radiator and double glazed window.

Outside



Parking space to the front of the property whilst to the rear there is a delightful low maintenance garden mainly decked with a small paved area along with side access gate.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

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.

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.

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

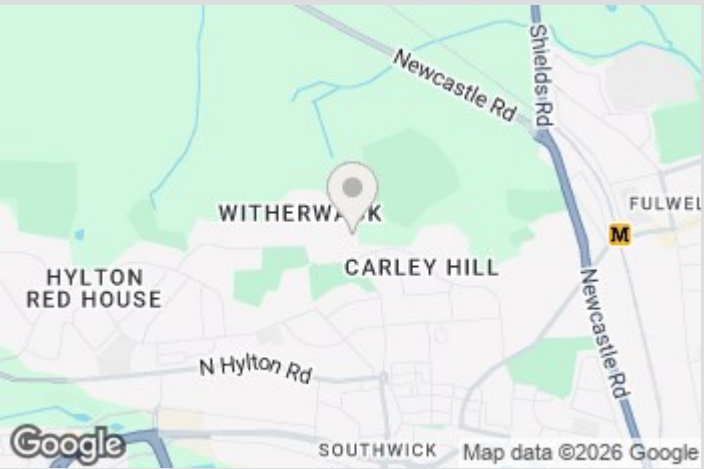
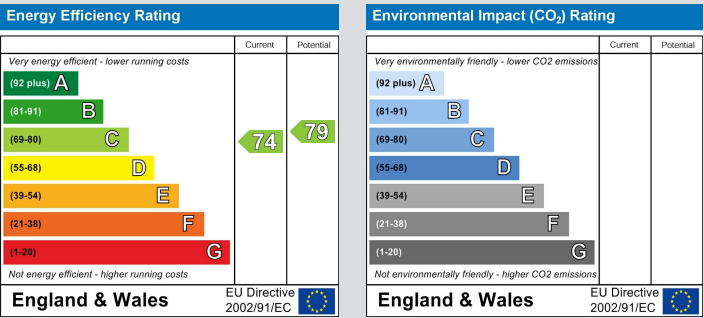
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

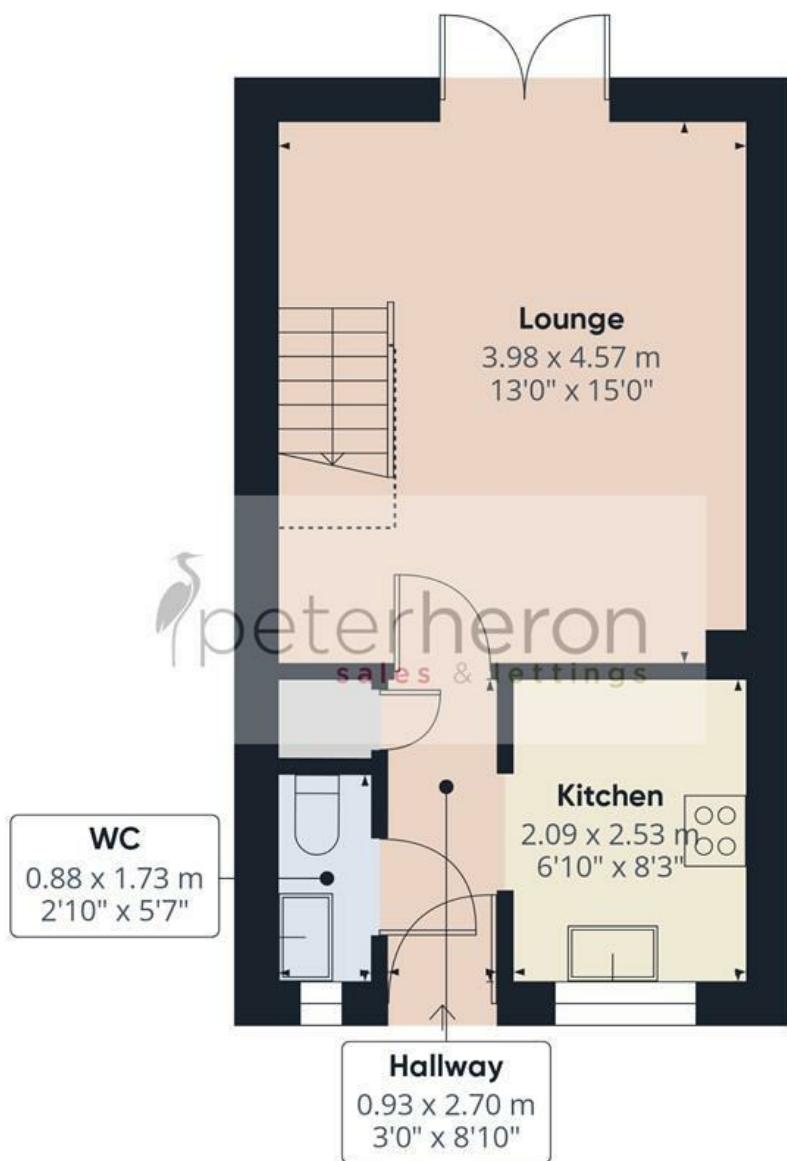
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 01915106116

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor

Approximate total area⁽¹⁾

53.3 m²

574 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

