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Nestled on Lonsdale Avenue in the charming South Bents area of Sunderland, this stunning four bedroom semi-detached house is a true gem waiting to be discovered.

The property boasts a modern open-plan dining kitchen, ideal for hosting gatherings and creating lasting memories. Additionally, a separate utility room adds practicality to this already impressive living space.

Upstairs, three well-appointed bedrooms and a bathroom await, while the master suite on the top floor is a true sanctuary. Complete with a dressing room and en-suite, it offers breathtaking distant sea views, providing a tranquil retreat at the end of the day.

Externally there are wonderful mature gardens patio seating areas and decking areas perfect for Alfresco dining and entertaining. The desirable coastal location not only offers easy access to the seafront but also to the bustling city centre, ensuring you have the best of both worlds at your doorstep.

If you are seeking a home that exudes style, comfort, and convenience, look no further. Book a viewing today to experience the allure of this exceptional property for yourself.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite door with double glazed side panels to reception hall.

## Reception Hall



Turned spindle balustrade staircase, LVT flooring, Hive thermostat, alarm control panel, contemporary design wall mounted vertical column radiator, door to shower room.

## Shower Room



Low level WC with concealed cistern, washbasin vanity unit with cupboards under, walk in shower cubicle - attractive white, wall and floor tiles, heated towel rail, UPVC double glazed window to front.

## Lounge



UPVC double glazed windows with plantation shutters to front, exposed brick/split tile chimney breast with solid oak Inglenook featuring a cast iron multi fuel stove set on Sandstone hearth, LVT flooring with uplighters to the fireplace, double radiator, open plan to kitchen.

## Open Plan Dining Kitchen



This wonderful space features a good selection of base and eye level units with Quartz working surfaces and upstands incorporating an inset 1 1/2 bowl stainless sink unit with pedestal mixer taps, feature island comprises of an electric induction hob and overhead extractor hood, pop up electric sockets and seating for five people at the breakfast bar. Integrated appliances include an induction hob to the island with overhead extractor hood, double fan assisted electric ovens with built in microwave, space for American fridge freezer, integrated dishwasher, integrated wine rack, vaulted ceiling with Velux windows and uplighters, UPVC double glazed windows and bi-folding doors with plantation shutters, LVT flooring throughout, shelved pantry, door to utility.

## Utility

A good selection of base and eye level units with Quartz working surfaces and upstands incorporating an inset sink

unit with pedestal mixer taps, plumbing for automatic washing machine, space for tumble dryer, shelved larders, large broom cupboard, wall mounted contemporary design column radiator, UPVC double glazed window and double glazed Composite door to rear garden, LVT flooring.

## Rear Lobby

Access to garage.

## First Floor Landing



UPVC double glazed window to side, serving bedroom 2.

## Bedroom 2 (front)



UPVC double glazed window with plantation shutters,

## MAIN ROOMS AND DIMENSIONS

double radiator, LED downlights to ceiling, plaster coved cornicing.

### Bedroom 3 (rear)



UPVC double glazed window to rear with plantation shutters and double radiator, LED downlights to ceiling, plaster coved cornicing.

### Bedroom 4 (front)



UPVC double glazed window with plantation shutters, double radiator, wood effect flooring, LED downlights to ceiling, fitted wardrobes.

### Family Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower and glass screen - attractive white suite with wall and floor tiles, UPVC double glazed windows to side and rear aspects, LED downlights to ceiling.

### Second Floor Landing

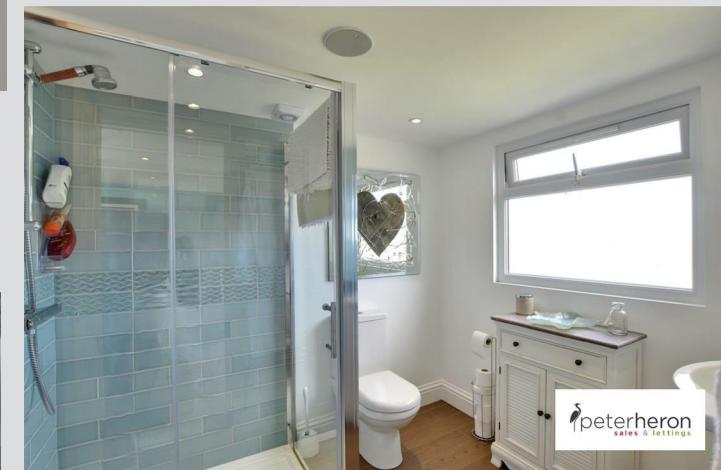
UPVC double glazed window to side.

### Principal Bedroom



Double glazed Velux windows to front, UPVC double glazed French doors to rear with Juliet balcony taking in wonderful distant sea views and a desirable outlook over the gardens, LED downlights to ceiling, walk in wardrobe.

### En-Suite Shower Room



Low level WC, washbasin vanity unit with cupboards under, illuminated mirror, large walk in shower enclosure - attractive white suite with part tiled walls, UPVC double glazed window, LED downlights to ceiling, tiled floor, ladder design heated towel rail.

Tried. Trusted. Recommended.

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

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# MAIN ROOMS AND DIMENSIONS

## Outside



College set drive to the front with off street parking for up to three cars, garage to side with remote control electric roller shutter door, external lighting, delightful landscaped gardens to the rear with large patio seating areas capturing the sunshine all day, artificial lawns, established borders and cold water supply.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## 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:-

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.

## Sea Road Viewings

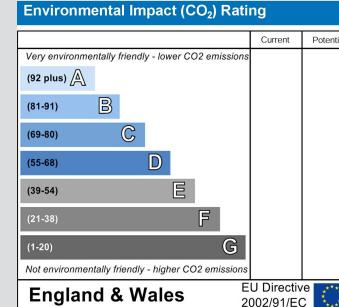
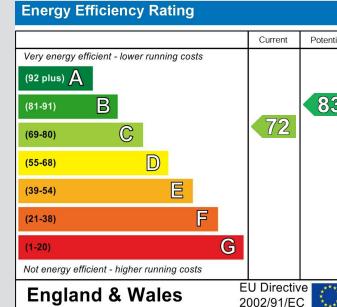
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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