









A much improved and beautifully presented two bedroom semi-detached house, providing an immaculate standard of accommodation within this highly sought after location. The impressive interior comprises of a hall with staircase to the first floor, an attractive lounge through dining room and a superb, upgraded kitchen. There is also a useful pantry cupboard, located in the hall. On the first floor there are two well-proportioned bedrooms and a contemporary shower room/wc. Externally there is a garden to the front with a driveway, an attached garage and a delightful garden to the rear. The property enjoys a superb position on the ever popular Deepdene Road within this highly regarded location. Ideally situated for an extensive range of amenities, close to shops and well regarded schools. There are excellent transport links to Sunderland City Centre and wider road networks, as well being conveniently placed for the beautiful beaches and coastline. We highly advise arranging a detailed inspection to appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and stairs to first floor with storage under and cupboard providing space for fridge freezer.

Lounge 10'10" x 12'9"



Double glazed bay window to front and double radiator. Opening to dining room.

Dining Room 10'9" x 11'1"



Double glazed box bay window to rear and double radiator.

Kitchen 5'10" x 5'4"



Wall and base units with countertops over incorporating a sink and drainer unit with mixer tap. Integrated oven with 2 burner gas hob. Space provided for a washing machine. Double glazed window and UPVC door to rear.

First Floor Landing



Double glazed window to side.

Bedroom 1 11'8" x 9'3"



Double glazed window to rear and radiator.

Bedroom 2 9'6" x 10'4"



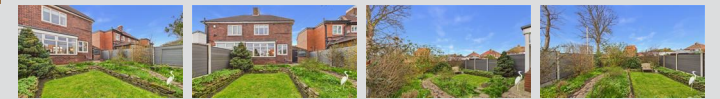
Double glazed window to front, radiator and built in wardrobes and storage cupboard. Access point to loft.

Shower Room



Low level and washbasin vanity unit, walk in waterfall shower, 2x double glazed windows, chrome heated towel rail and storage cupboard.

Outside



Garden to the front with block paved driveway providing off street parking leading to garage. Beautiful mature garden to the rear mainly laid to lawn with established borders and patio seating area.

Garage 9'3" x 15'10"

Access via up and over shutter door. Door and double glazed window to rear.

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.

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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

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.

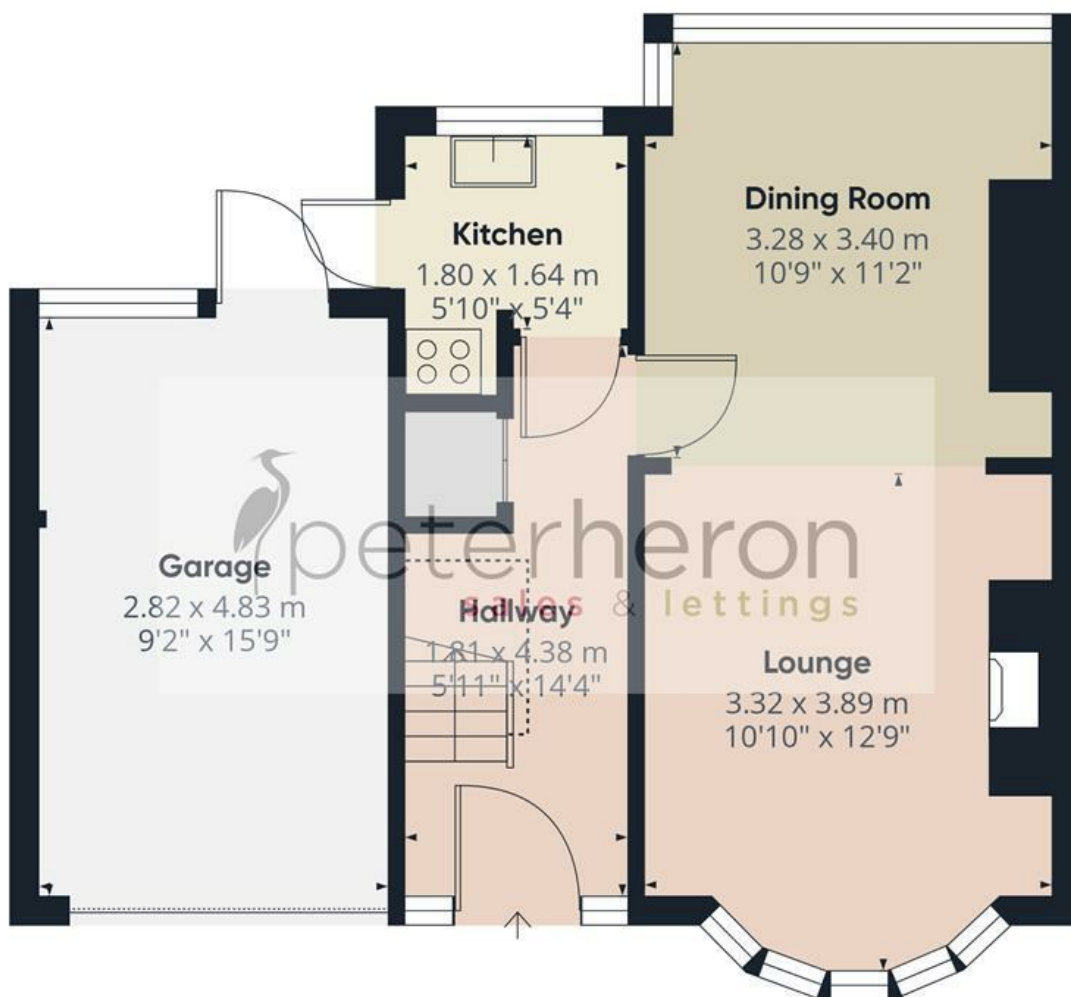
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
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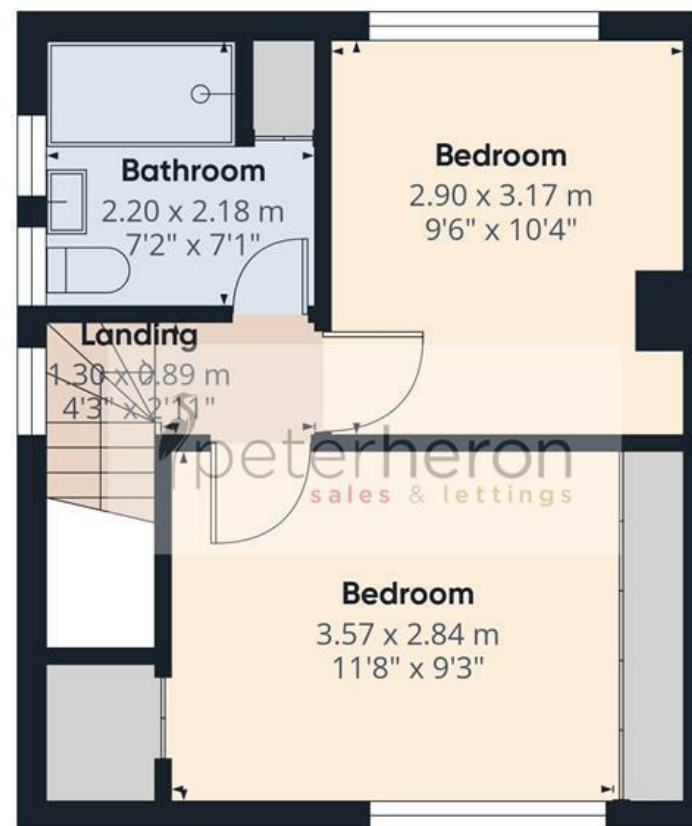


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Ground Floor



First Floor

Approximate total area⁽¹⁾

76 m²

818 ft²

Reduced headroom

1.2 m²

13 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.

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