





BOSTON







This beautifully maintained, larger style three bedroom mid terrace home with an additional space perfect for home workers, offers a wonderful internal living space and also enjoys beautiful secluded gardens and off street parking for two cars. Internal accommodation comprises reception hall, living room, open plan dining kitchen with island, three well proportioned first floor bedrooms and a large bathroom whilst features of note include gas central heating and UPVC double glazing. Located on a lovely corner plot within easy reach of all local amenities, the property is well placed for the A19 and is ideal for Nissan, Doxford International and Amazon workers whilst it is also perfect for commuting into the City Centre and throughout the wider North East region. Something quite special, this gorgeous home is guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Single radiator, wood effect laminate flooring, cloaks cupboard with fitted shelving and hanging rails, turned spindle balustrade staircase, additional second radiator, understairs storage cupboard, open plan to

Kitchen 11'4" x 15'5"



Contemporary style kitchen with a good range of base and eye level units with granite coloured working surfaces and upstands incorporating an under bench 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, integrated appliances include a four burner electric halogen hob which is located to a centrepiece island with breakfast bar, split level integrated microwave oven and fan assisted oven and fridge freezer, concealed within a wall cupboard there is a wall mounted combination boiler, wood effect laminate flooring, UPVC double glazed window to front, open plan to

Dining Room 8'9" x 10'5"



Maximum width into recess, wood effect laminate flooring, single radiator, UPVC double glazed French doors leading out into exquisite enclosed side gardens.

Utility 5'6" x 11'5"



Selection of base and eye level units with stone coloured working surfaces incorporating 1 1/2 bowl stainless steel unit, plumbing for automatic washing machine, space for under bench fridge, tiled splashbacks, single radiator, UPVC double glazed window to rear.

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MAIN ROOMS AND DIMENSIONS

Living Room 9'1" x 14'9"



Cast iron fireplace with marble hearth, coved corning to ceiling, UPVC oriel bay window to side, single radiator.

First Floor Landing

Access point to loft and extremely useful alcove with radiator and UPVC double glazed window which would fit a desk and would be perfect for those working from home.

Bedroom 1 10'2" x 14'9"



UPVC double glazed window to side, single radiator, fitted wardrobes with sliding mirror fronted doors.

Bedroom 2 (side) 10'4" x 10'5"



Maximum dimensions into recess, UPVC double glazed window to side, single radiator.

Bedroom 3 (front) 8'4" x 12'0"



UPVC double glazed window to front, single radiator.

Bathroom 5'6" x 13'7"



Low level WC, pedestal washbasin, panel bath - off white suite with tiled splashbacks, UPVC double glazed window, tiled floor, single radiator, large built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Outside



Double block paved drive to front, exquisite mature and secluded gardens to the side with established borders, high level hedging and attractive lawn from which can be accessed directly from the dining room.

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.

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:-

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Important Notice Part 2

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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

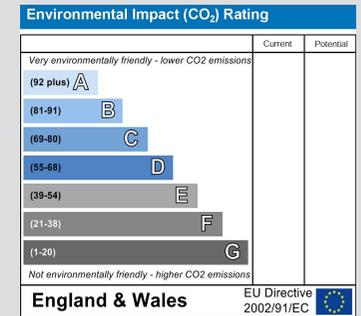
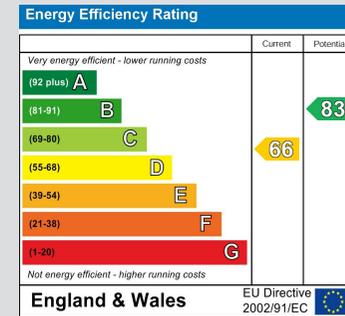
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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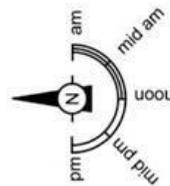
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Ground Floor
Approximate Floor Area
(55.50 sq.m)



First Floor
Approximate Floor Area
(56.15 sq.m)



10 Boston Crescent