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Enjoying a highly sought after position on one of the most desirable streets in Redhouse, this larger style three bedroom semi sits within the quiet cul-de-sac walking distance from an extensive range of amenities.

Available with no upward chain, the property has under the same ownership since it was built in 1955 and has been well loved throughout the years and is now ready for that next generation searching for a lovely family home. Internal accommodation includes an entrance porch, hall, lounge, open plan kitchen and dining room, conservatory, utility, and ground floor WC, whilst at first floor level there are three well proportioned bedrooms and a recently installed shower room.

Benefiting from UPVC double glazing and gas fired central heating, the property externally has a large block paved drive to the front with off street parking for numerous cars together with delightful, enclosed gardens to the rear with lawns and patio seating areas.

Central to the City Centre, A19 and Coast, this wonderful home is guaranteed to impress all who view and should be viewed instantly!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to entrance porch.

Entrance Porch

UPVC double glazed door to reception hall.

Reception Hall

Spindle balustrade staircase and open plan into lounge.

Lounge 10'1" x 21'4" maximum into stairwell

UPVC double glazed oriel bay window to front elevation, double radiator, living flame gas fire with timber surround marble insert and hearth, box seats with storage space for shoes under stairs, coved cornicing to ceiling and open plan to dining room.

Dining Room 9'2" x 9'9"

Coved cornicing to ceiling and open plan to kitchen.

Kitchen 10'1" x 11'6"

A good selection of base and eye level units with marble coloured working surfaces incorporating a single drainer one and a half bowl sink unit plus pedestal mixer taps, space for gas cooker with overhead extractor hood, tiled splashbacks, fitted shelves, glass fronted display cabinet, peninsula with additional work surface space and breakfast bar, worktop lights, double radiator, laminate flooring, UPVC double glazed window to rear elevation, part glazed door to utility.

Utility 9'9" x 9'11"

UPVC double glazed window to front elevation, space and plumbing for automatic washing machine, space for tumble dryer, space for fridge freezer, base and eye level units with working surfaces, laminate flooring, fitted shelving and UPVC double glazed doors to front and rear elevation providing access from the front gardens to the rear.

Ground Floor Wash Room

Low level WC, vinyl flooring, tiled walls and UPVC double glazed window to side elevation.

Conservatory 8'11" x 10'8"

Accessed from the dining room via sliding double glazed UPVC doors. UPVC double glazed French doors leading out into rear patio overlooking splendid lawned gardens and a single radiator.

First Floor Landing

With UPVC double glazed window to side elevation, access point to floored loft via sliding aluminium ladders.

Bedroom 1 9'6" x 13'1"

Fitted wardrobes and overhead cupboards, fitted drawers with shelving, built in cupboard with shelving and hanging rails, UPVC double glazed window to rear elevation and single radiator.

Bedroom 2 10'0" x 11'1"

UPVC double glazed window to front elevation, double radiator, built in cupboard with fitted shelving and hanging space.

Bedroom 3 7'9" x 11'3" maximum into recess

With wall mounted Baxi duo tec combination boiler serving hot water and radiators which we have been informed by our clients was installed on the 13th January 2021, bulkhead cupboard, UPVC double glazed window to front elevation, single radiator, built in cupboard with hanging rails and shelving.

Bathroom

Low level WC, pedestal wash basin and shower enclosure with rainforest shower head and secondary riser - attractive white suite with wall and floor tiles, UPVC double glazed windows to side and rear elevations, coved cornicing to ceiling, ladder design heated towel rail.

Outside

Hard landscaped gardens to the front with wrought iron and brick perimeter fencing, double wrought iron gates providing access to a drive providing off street parking for numerous

cars. To the rear the property has wonderful enclosed gardens with attractive lawned and patio seating areas.

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

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

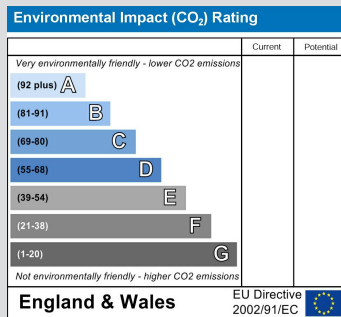
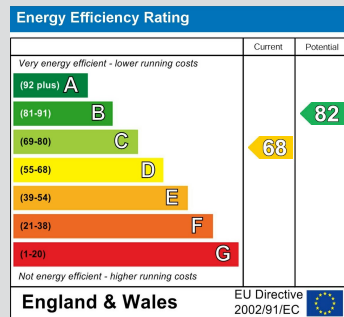
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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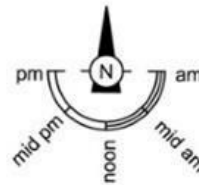
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Ground Floor
Approximate Floor Area
(61.81 sq.m)



First Floor
Approximate Floor Area
(41.08 sq.m)



19 Reeth Square