









An impressive three/four bedroom semi-detached house, extended and improved by the current owners, to provide a delightful home within this popular area of Redhouse. Internally the well presented accommodation includes a hall with staircase to the first floor, lounge to the front, dining room to the rear with French door, a modern kitchen and a rear lobby providing useful storage space and access out to the rear garden. Also on the ground floor is a versatile room that could be used as a study, play room or fourth bedroom. To the first floor there are three bedrooms and a contemporary family bathroom. Benefits of the property include double glazing and gas central heating to radiators. Externally there is a block-paved driveway to the front whilst to the rear is a superb garden, laid mainly to lawn with a patio area. The area has a good range of local amenities, shops and schools, as well as providing excellent connections to the A19, Nissan and Doxford International Business Park. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Staircase to first floor, Porcelain tiled flooring and radiator.

Lounge 11'6" plus bay x 15'7"



UPVC double glazed bay window to front, radiator, wood effect laminate flooring and double door through into dining room.

Dining Room 10'7" x 9'5"



Wood effect laminate flooring, radiator and French doors leading out into garden.

Kitchen 10'10" x 9'4"



Base and eye level units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor, Porcelain tiled flooring, radiator, UPVC double glazed window to rear, cupboard concealing wall mounted Worcester combi boiler.

Utility 6'4" x 3'6"

Door to rear garden.

Study/Bedroom 11'9" x 9'10"



Wood effect laminate flooring, understairs storage, radiator and UPVC double glazed window to front.

First Floor Landing

Access to loft and double glazed window.

Bedroom 1 15'9" x 9'6"



Double glazed window and radiator.

Bedroom 2 11'10" x 9'9"



Double glazed window and radiator.

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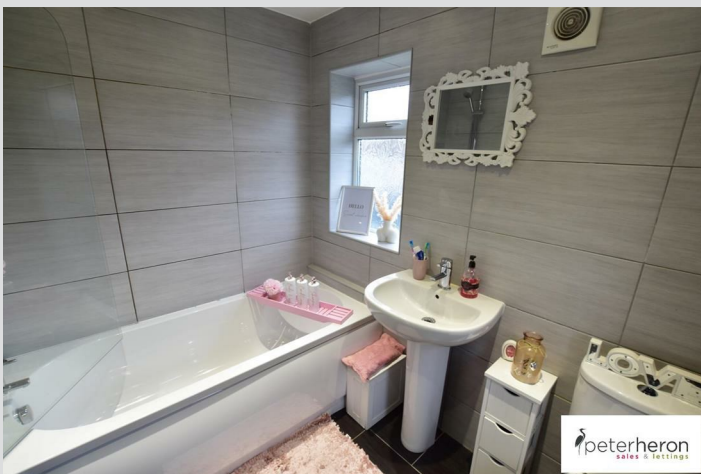
MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'10" x 12'7"



Double glazed window, storage cupboard and radiator.

Bathroom



Low level WC, washbasin and panel bath with overhead shower and glass screen - white suite, tiled walls and flooring, UPVC double glazed window.

Outside



Block paved area to the front with driveway providing off street parking, useful side access, whilst to the rear delightful garden with lawned areas and patio seating areas.

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:-

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 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

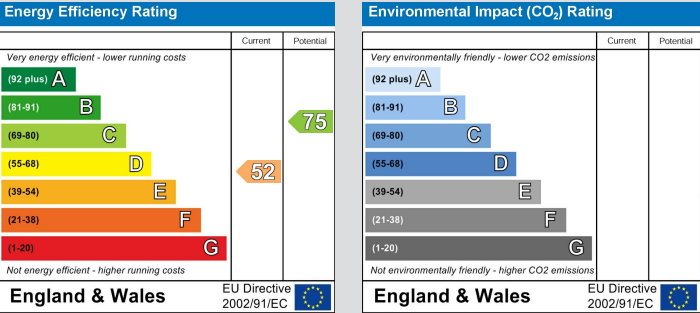
Ombudsman

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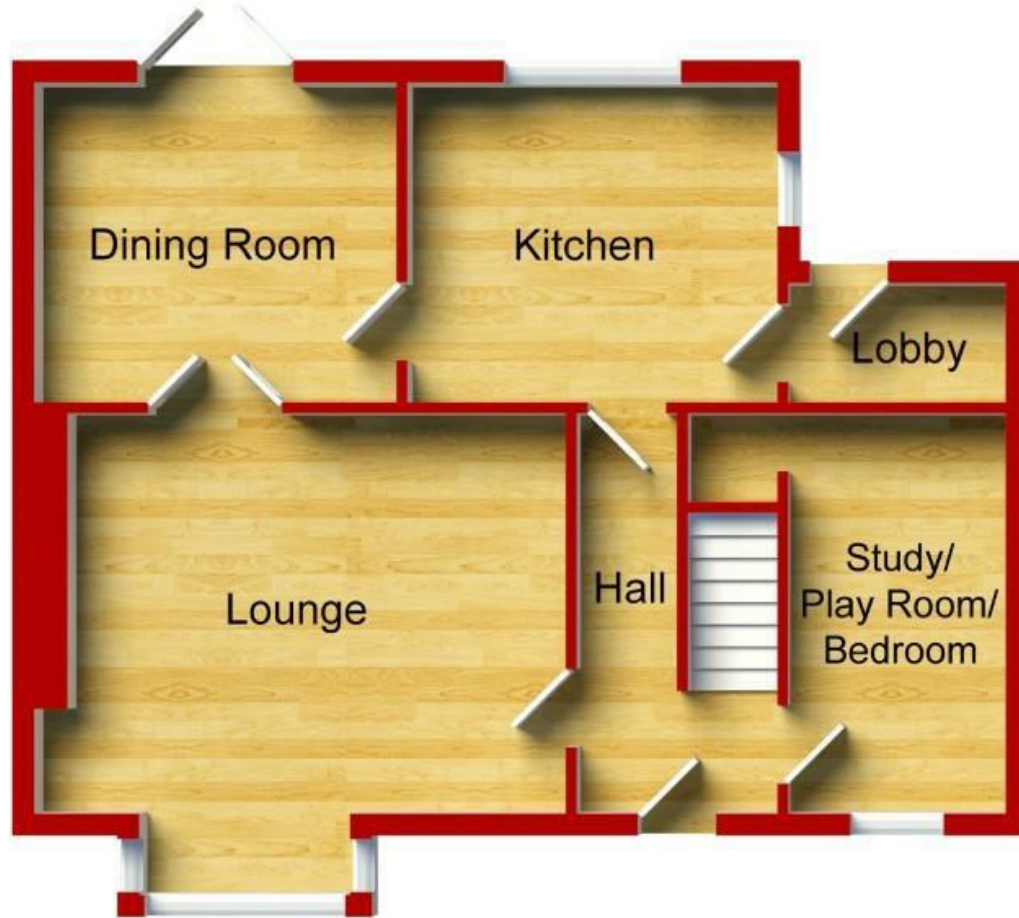
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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

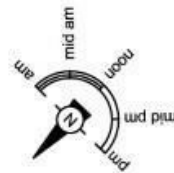


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Ground Floor
Approximate Floor Area
(54.46 sq.m)



First Floor
Approximate Floor Area
(44.01 sq.m)

59 Rhodesia Road