









A stunning three bedroom mid terrace home with a garage, providing impressive and deceptively spacious accommodation, situated within this sought after location. The immaculate interior includes an entrance porch and a generous lounge that opens through to a superb kitchen / diner, fitted with an excellent range of stylish units, an island with breakfast bar, a selection of integrated appliances and French doors to the rear. To the first floor there are three bedrooms and a contemporary bathroom/wc. Benefits of the property include UPVC double glazing, gas central heating, a decked courtyard style garden to the rear and a garage located in a block to the rear. This location is ideally positioned for easy access to the shops and cafés on Sea Road, close to all amenities, schools and boasts excellent transport links to Sunderland City Centre and wider road networks. With no upper chain involved, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

### Entrance Porch



Double glazed window and inner part glazed double door to lounge.

### Lounge 20'4" x 11'10"



Large double glazed tall window to front, radiator, staircase to first floor and the room opens through into the kitchen/diner.

### Kitchen/Diner 15'3" x 11'1"



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating sink unit, integrated

appliances include an electric oven, gas hob, fridge, freezer, Bosch slimline dishwasher and washing machine. Feature island with breakfast bar, double glazed French door to rear garden, radiator and double glazed window to rear.

### First Floor Landing



Built in cupboard.

### Bedroom 1 11'3" x 13'0"



Double glazed window to front, radiator and built in wardrobe.

### Bedroom 2 9'1" x 9'11"



Double glazed window to front, radiator and a recess with hanging rail and shelving.

### Bedroom 3 6'5" x 8'5"



Double glazed window to rear, radiator and built in wardrobe.

### Bathroom



Impressive contemporary suite comprising of low level WC, pedestal washbasin and free standing bath, period style radiator and double glazed window.

### Outside



To the front of the property there is lawned garden whilst to the rear there is an attractive courtyard style garden with decking and gated access to the rear. The property also benefits from a detached garage in a block located to the rear of the property and is accessed via roller shutter access door and there is an inspection pit.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## 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.

## Important Notice - Particulars

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. 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.

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

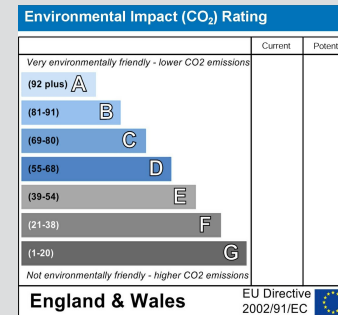
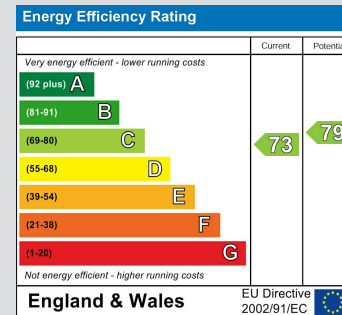
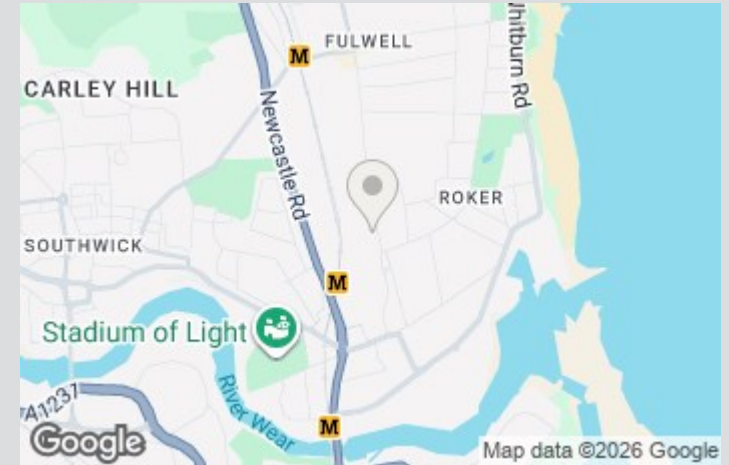
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

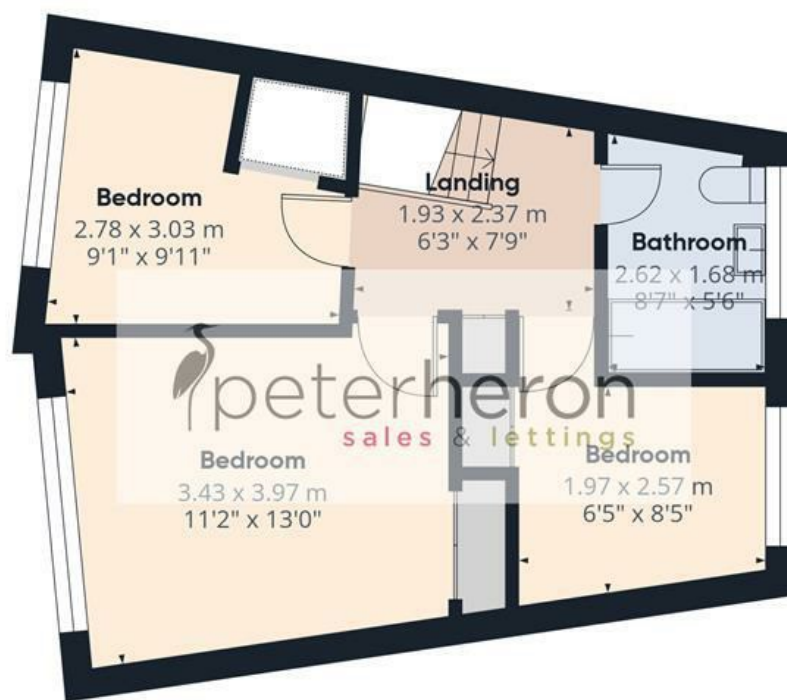
## Ombudsman

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



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Approximate total area<sup>(1)</sup>

73.7 m<sup>2</sup>

793 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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