









A spacious and beautifully presented four bedroom home, occupying a superb position within this highly regarded location. Internally the accommodation on the ground floor briefly includes an entrance porch, hall with a staircase to the first floor and a cloakroom/wc. There is a lounge to the front, dining room with French doors to the rear garden, a fitted kitchen, a useful utility and a versatile room, that would be ideal as a family room or study. On the first floor there is a principle bedroom, featuring an impressive, contemporary en-suite shower room/wc and a dressing room. There are three further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and to the rear a delightful garden with a lawn, patio area and shed. Benefits of the property include double glazing, gas central heating to radiators, an excellent loft space. This desirable location provides easy access to local amenities, shops, cafes and schools, as well as being ideally placed for the wonderful sea front. We highly advise arranging a viewing to appreciate the spacious and attractive accommodation, along with the super location.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner wooden glass panelled door to hall.

## Reception Hall

Stairs to first floor with storage cupboard (with electrics) under and radiator.

## Lounge 12'10" x 14'6"

Double glazed window to front elevation, Radiator and folding wooden doors to dining room.

## Dining Room 9'10" x 13'9"

UPVC double glazed French Patio doors to rear, radiator and door to kitchen.

## Kitchen 8'6" x 13'6"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space provided for an oven, American style fridge freezer and dishwasher. Large pantry cupboard with built in electrics. Double glazed window to rear elevation and door to utility.

## Utility 9'6" x 5'8"

Wall and base units with countertops over incorporating a single bowl sink and drainer unit. Providing space for a washing machine and tumble dryer. Vertical radiator, double glazed window and UPVC door to rear. Cupboard housing the boiler.

## Family Room/Home Office 8'9" x 16'8"

Double glazed window to front elevation and radiator. Formally the garage.

## Cloakroom/WC

Low level WC and washbasin, radiator and double glazed window to front elevation.

## First Floor Landing

Storage and access point to loft.

## Bedroom 1 10'11" x 14'5"

Double glazed window to front elevation, radiator and built in wardrobes. Doors to en-suite and dressing room.

## En Suite Shower Room

Low level WC, washbasin set into vanity unit and walk in waterfall shower, chrome heated towel rail.

## Dressing Room 7'6" x 10'6"

Double glazed window to front elevation, radiator and built in wardrobes.

## Bedroom 2 10'3" x 11'6"

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

## Bedroom 3 8'11" x 10'0"

Double glazed window to front elevation and radiator.

## Bedroom 4 8'10" x 10'2"

Double glazed window to rear elevation, built in storage and double radiator.

## Family Bathroom

Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

## Loft 19'3" x 27'4"

Providing a generous amount of storage space.

## Outside

Generously sized lawned front garden with a driveway providing off street parking. Attractive rear garden laid mainly to lawn with block paved areas and a decked seating area. Gate to access rear.

## Shed

Wooden shed with built in electrics and window to side.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are approximately 890 years remaining on the lease and the Ground Rent is £20.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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.

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

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

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

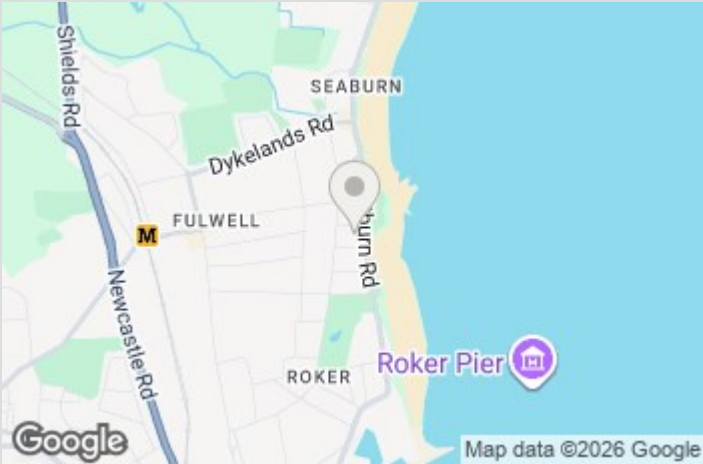
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 71                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                         |           |
|-----------------------------------------------------|-------------------------|-----------|
|                                                     | Current                 | Potential |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                         |           |
|                                                     |                         |           |
| England & Wales                                     | EU Directive 2002/91/EC |           |

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor

Hallway  
0.91 x 1.57 m  
3'0" x 5'1"



First Floor



Second Floor

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

182.7 m<sup>2</sup>

1966 ft<sup>2</sup>

Reduced headroom

28.6 m<sup>2</sup>

308 ft<sup>2</sup>

(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.

GIRAFFE360

