









A surprisingly spacious and larger style four person, two bedroom semi detached home with the added bonus of a utility and conservatory at ground floor level, together with a versatile converted loft space which is perfect for storage.

This wonderful home, with a splendid open plan kitchen dining room offers an exciting opportunity to first time buyers who wish to live within this highly fashionable residential suburb. Well modernised throughout, the property internally features an entrance porch, a living room with a bay window, a delightful open plan kitchen/diner with adjoining doors to the utility and French doors which lead out into a conservatory.

To the first floor there are two double sized bedrooms and a bathroom, whilst features of note include gas central heating and UPVC double glazing.

Externally there is a driveway to the front and large enclosed lawned gardens to the rear with raised planters and a timber decked seating area accessed directly from the conservatory. The property enjoys a central situation within easy reach of the city centre, the coast and A19, this wonderful home is sure to command a huge level of interest and should be viewed as a matter of urgency to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed Composite door to the

Entrance Porch

With a double glazed Composite door to the living room.

Living Room 9'4" x 18'8"



UPVC double glazed bow window to the front elevation, turned chrome spindle balustrade staircase, living flame gas fire with stone effect surround, marble insert and hearth and there is coved cornice to the ceiling.

Dining Kitchen 18'7" x 12'4"



A wonderful space enjoying a lovely open plan arrangement and featuring walnut coloured base and eye level units with granite coloured working surfaces and upstands incorporating a single drainer sink unit with mixer tap, Belling range oven with tempered glass splash back and overhead extractor hood, there is work top lighting, space provided for an American style fridge freezer and there is an integrated wine rack, two single radiators, a tiled floor and UPVC double glazed French doors to the conservatory.

Conservatory 7'11" x 9'7"



With a tiled floor and UPVC double glazed French doors leading out onto the rear garden.

Utility 8'5" x 12'4"



There is plumbing for an automatic washing machine, space

Visit 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

provided for a tumble dryer, base and eye level units and working surfaces, UPVC double glazed windows to the front elevation and a double glazed Composite door to the rear elevation providing access into the rear gardens.

First Floor Landing

With a UPVC double glazed window to the side elevation and an access point to the loft.

Bedroom 1 (front) 15'3" x 9'10" max depth



UPVC double glazed window to the front elevation, a single radiator, laminate flooring and a built in cupboard.

Bedroom 2 (rear) 10'5" x 9'2"



UPVC double glazed window to the rear elevation, single radiator and a built in cupboard.

Bathroom



With a low level WC, pedestal wash basin, panel bath with shower mixer tap and glass screen - white suite with part tiled walls, tiled floor, UPVC double glazed window and a heated towel rail. There are also UPVC double glazed windows to the side and rear aspects.

Loft Space 12'11" x 18'7"



Perfect for storage and there are Velux windows.

Outside



There are gardens to the front with a driveway to the side accessed via double wrought iron gates, there are large enclosed gardens to the rear with established lawns and also features raised planters and a wonderful decked seating area accessed directly from the conservatory perfect for the afternoon sun.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

MAIN ROOMS AND DIMENSIONS

Council Tax Band

The Council Tax Band is Band A.

Important Notice

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 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 £210.00 by Movewithus Ltd.

Sea Road Viewings

To arrange an appointment to view this property please

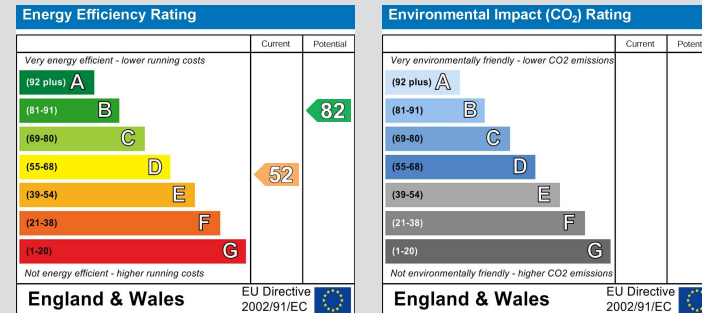
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

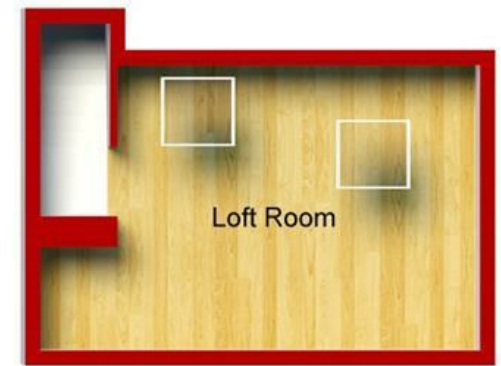
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



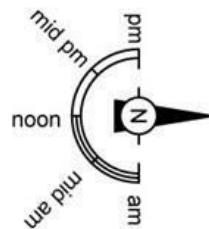
Ground Floor
Approximate Floor Area
(52.24 sq.m)



First Floor
Approximate Floor Area
(34.08 sq.m)



Top Floor
Approximate Floor Area
(20.90 sq.m)



54 Ramsgate Road