







HOME



Offered with no onward chain, immediate internal inspection is highly recommended to appreciate the superb accommodation this surprisingly spacious bay windowed semi detached home has to offer.

Finished to a beautiful standard throughout with attractive internal décor, the property internally offers a well-proportioned living space with three double sized first floor bedrooms and a large bathroom. With a fresh contemporary feel, the property offers spacious enclosed gardens to the rear, a garage to the side and a double drive to the front.

Benefiting from gas central and UPVC double glazing, the property is set close to a superb range of amenities including good schools, sea road shopping centre, Seaburn Metro Station, whilst Sunderland's magnificent coastland with award winning Blue Flag beaches is also within easy walking distance.

Ideal for first time buyers and families who require a larger than average living space, this beautiful home should prove to be very popular indeed and a quick sale is anticipated therefore immediate inspection should be considered essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via composite front door into

Entrance Porch

With an inner wooden door to

Hall

Stairs to first floor and door to the lounge.

Lounge 13'3" x 12'5"



Featuring a double glazed bay window to the front, a radiator and electric fireplace. Open plan into Dining Area.

Dining Area 8'2" x 7'3"



Radiator and a double glazed window to the rear. Opening into Kitchen.

Breakfasting Kitchen 11'6" x 7'3"



A modern fitted kitchen featuring wall and base units with countertops over incorporating a 1 1/2 bowl Lamona sink and drainer with mixer tap. Integrated appliances include Lamona microwave, oven and hobs with stainless steel cylinder cooker hood over. Space has been provided for the

inclusion of a washing machine and fridge-freezer. Other benefits include a breakfast bar, double radiator, double glazed window to the rear elevation, storage cupboard and doors leading to the garage and garden room.

Garden Room 11'8" x 6'7"



Featuring an electric fire, double glazed windows and a double glazed UPVC door to the garden.

First Floor

Landing with storage cupboard and doors leading to the three bedrooms and bathroom.

Bedroom One 15'7" x 10'4" max



Double glazed window and Bay to the front elevation, radiator and storage cupboard.

Bedroom Two 10'4" x 9'2"



Double glazed window to the rear elevation, radiator.

Bedroom Three 14'3" x 6'4"



Double glazed window to the front elevation, radiator.

Bathroom



Modern family bathroom comprising a low level wc, hand

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

wash basin set into vanity unit, LED wall mirror and Panelled step-in bath with waterfall ceiling shower. Also benefitting from a chrome heated towel rail, tiled walls and flooring and a double glazed frosted window to the rear.

Outside



Beautiful garden to the rear comprising gravel and block paved areas and a shed. To the front elevation is a drive and gravelled area providing two off road parking spaces. Garage with electric roller shutters.

Council Tax Band

The Council Tax Band is Band C.

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

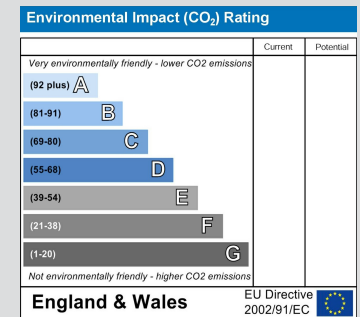
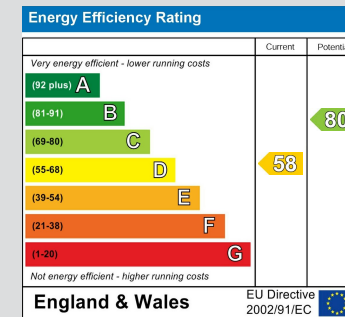
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman Fst

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

