









A beautiful three bedroom semi detached home which has been extended at ground floor level boasting a wonderful open plan living arrangement with bi-folding doors leading out into south facing rear gardens, this stunning home is perfect for those families searching for a coastal property within close proximity of the sea front and award winning Blue Flag beaches.

Boasting many attractive features, the property internally has accommodation comprising reception hall, lounge which shares an open plan arrangement with living room featuring a multi-fuel cast iron stove which also shares an open plan arrangement with the dining room and kitchen.

In addition to the ground floor space there is a separate utility with shower room and interconnecting door to garage, whilst at first floor level there are three well proportioned bedrooms and a family bathroom.

Benefiting from gas central heating, UPVC double glazing and an insulated floored loft, the property boasts magnificent gardens to the rear with a southerly aspect and additional landscaped gardens to the front with drive and garage to side. A beautiful home throughout, immediate internal inspection is highly recommended to appreciate all the superb features this fine home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Tiled floor, part glazed door to hall.

Reception Hall

Wood effect laminate flooring, spindle balustrade staircase, feature mirrored recess, double radiator, meter cupboard, wall light.

Lounge 12'8" x 14'5"



Into bay with UPVC double glazed windows to front, double radiator, wood effect laminate flooring, double sliding doors to large open plan living room, dining room and kitchen.

Living Area 12'7" x 19'0"



Maximum dimensions into arched alcoves, multi fuel cast iron set within Inglenook fireplace with solid oak mantle, insert and stone hearth, LED downlights, wall mounted column radiator, wood effect laminate flooring, storage cupboard, open plan to dining room.

Dining Area 8'10" x 13'3"



Vaulted ceiling with Velux windows, LED lights to ceiling, column radiator, wood effect laminate flooring and aluminium bi-folding doors leading out into south facing rear gardens. Open plan to kitchen.

Kitchen 8'8" x 12'10"



Selection of base and eye level units with timber effect working surfaces incorporating a peninsular breakfast bar, single drainer 1 1/2 bowl sink unit with pedestal mixer tap, five burner electric range with double oven and grill, overhead extractor hood, tiled splashbacks, space for fridge freezer, integrated dishwasher and plinth heater. Aluminium double glazed window to rear, vaulted ceiling with Velux window, LED downlights.

Utility 6'4" x 7'5"



Base and eye level units with wood effect working surfaces and single drainer stainless steel sink unit, tiled splashbacks, wood effect laminate flooring, space and plumbing for automatic washing machine, tumble dryer, built in cupboard housing wall mounted gas combination boiler serving hot water and radiators, large heated towel rail.

Shower Room



Low level WC, washbasin vanity unit with cupboards under, mirror over with lighting, walk in shower enclosure with

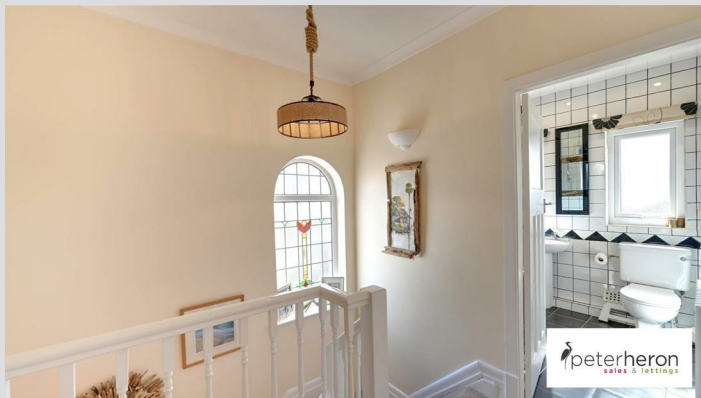
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MAIN ROOMS AND DIMENSIONS

sliding glass door - attractive white suite with part tiled walls, laminate flooring, heated towel rail, LED downlights.

First Floor Landing



Feature arched triple glazed window with the property's original stain glass leaded insert, access point to floored and insulated loft with Velux window, via sliding aluminium ladder.

Bedroom 1 (front) 11'7" x 13'4"



Maximum dimensions into bay with UPVC double glazed window to front, fitted wardrobes with sliding mirror fronted doors, single radiator, wood effect laminate flooring.

Bedroom 2 (rear) 10'9" x 11'5"



Into built in wardrobes with overhead cupboards, UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 7'1" x 9'0"



UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, pedestal washbasin and bath with overhead shower - white suite with tiled walls, tiled floor, UPVC double glazed windows to rear, column radiator.

Outside



Landscaped gardens to the front with a drive accessed via double wrought iron gate leading to attached brick garage with remote control electric roller shutter door. Beautifully presented gardens to the rear featuring established lawns and mature well stocked borders with a large patio seating area accessed directly from the open plan living room. In addition there is a large brick store together with wood store.

Garage 13'10" x 7'3"

Interconnecting door to utility.

Important Disclaimer

Disclaimer – Historical Subsidence

MAIN ROOMS AND DIMENSIONS

Please note that this property was subject to remedial works relating to subsidence approximately 20 years ago, due to a blocked drain. The matter was fully resolved at the time, and the property holds a Certificate of Structural Adequacy confirming its stability and suitability for continued occupation.

The current owners have experienced no ongoing issues and have had no difficulty obtaining buildings insurance since the works were completed.

This information is provided for transparency and prospective buyers are encouraged to make their own enquiries as part of the usual due diligence process.

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

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Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 6.7.1933 and the Ground Rent is £3.25 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.

Sea Road Viewings

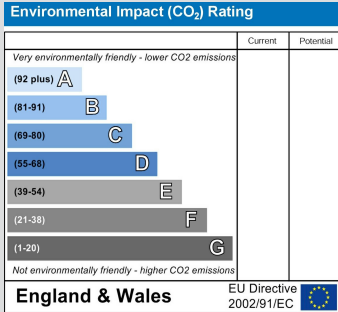
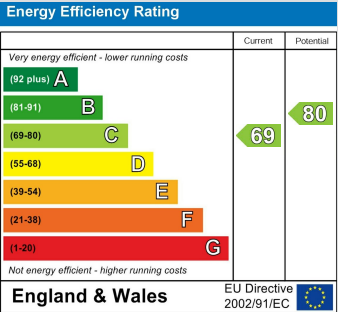
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.

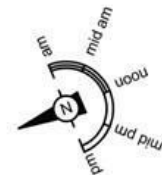


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Ground Floor
Approximate Floor Area
(76.20 sq.m)



First Floor
Approximate Floor Area
(43.70 sq.m)

8 Givens Street