

Rare to the market! This delightful, traditional three bedroom semi-detached house, enjoys a superb position on Kings Avenue, ideally positioned for the sea front. Internally the accommodation on the ground floor includes a reception hall with an attractive staircase to the first floor, two reception rooms, kitchen and a rear porch. On the first floor landing there is an impressive feature window with stained and leaded glass detailing, three bedrooms and a stunning, contemporary family bathroom/wc with a shower cubicle. Externally there is a garden to the front with a driveway, a useful side access, a single garage and wonderful garden to the rear. The property is superbly located for local amenities, shops and schools as well as for the coastline and excellent transport connections. We highly advise arranging a viewing to appreciate this charming home.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to hall.

### Entrance Hall



Staircase to first floor with understairs cupboard, delft rack and radiator. Attractive stain/lead glass single glazed window to side.

### Lounge 13'6" into bay x 12'6" into alcove



Box bay to the front with UPVC single glazed windows, radiator and feature fireplace with living flame effect gas fire.

### Dining Room 12'6" x 12'5" to alcove



Central single glazed door to rear with single glazed windows to side, radiator and feature fireplace.

### Kitchen 13'8" x 6'9"

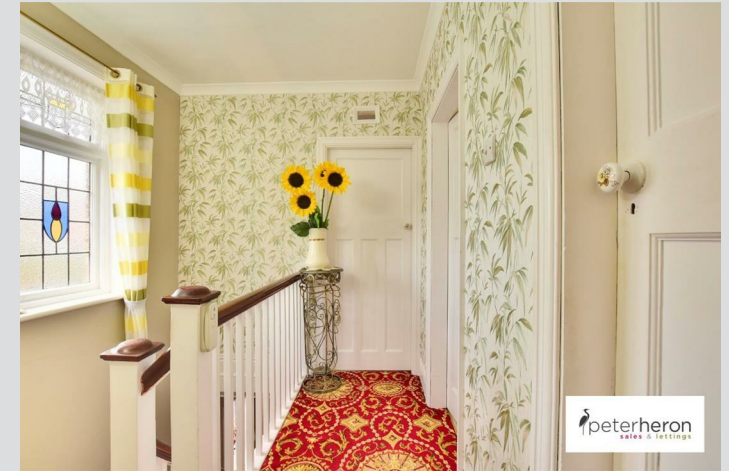


Fitted with wall and base units with work surfaces over incorporating 1 1.2 bowl sink and drainer unit, integrated appliances include double oven and electric hob, space for under counter fridge, space for washing machine, wall mounted central heating boiler, two UPVC double glazed windows to side. Door to rear porch.

### Rear Porch

Door to rear garden and single glazed window.

## First Floor Landing



Beautiful feature stain/lead glass window to side.

### Bedroom 1 14'4" into bay x 10'11"



Box bay to the front with single glazed windows, radiator and built in wardrobe.

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

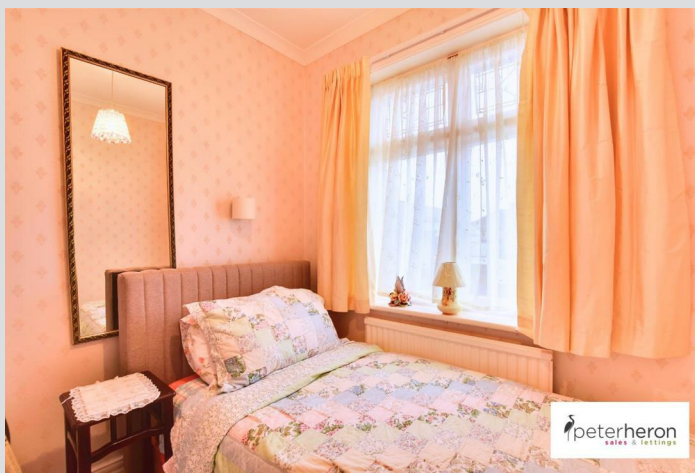
# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'7" x 12'7"



Single glazed window to rear and radiator.

## Bedroom 3 6'11" x 6'5"



Single glazed window to front and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit, panel bath and step in shower cubicle with mains shower, radiator, tiled walls, double glazed window and single glazed window.

## Outside



To the front of the property there is an attractive garden with block paved driveway, single garage and a useful side access. To the rear there is a delightful garden laid mainly to lawn with established borders, excellent store with double timber access doors.

## 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 - 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](http://peterheron.co.uk)

## Opening Times

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

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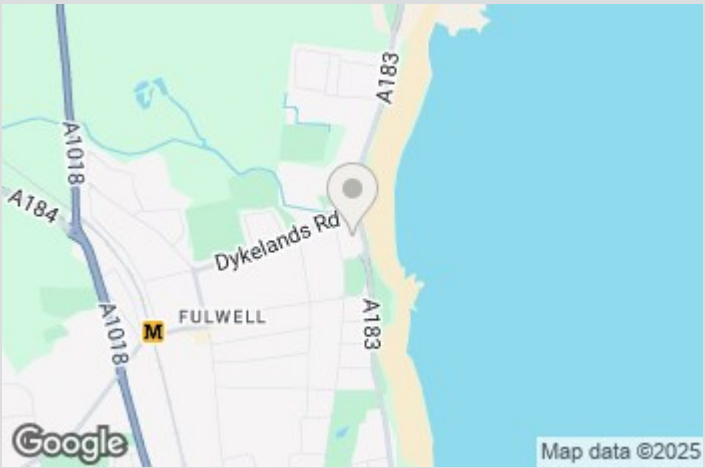
# MAIN ROOMS AND DIMENSIONS

## 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		
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		
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