









A beautifully presented three bedroom and two reception room mid terraced home boasting an impressive open plan arrangement to the ground floor with a stunning kitchen and south facing gardens to the rear boasting views across the skyline towards Northern Spire bridge. Internal accommodation comprises entrance porch, reception hall, lounge with remote control electric fire, dining room, kitchen, three first floor bedrooms and a shower room with features of note including gas central heating, UPVC double glazing, gardens to the front, gardens to the rear and a garage. Occupying a highly sought after position on the ever fashionable Wear View estate sitting central to the A19, City centre and coast, this wonderful home is sure to command a huge level of interest and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Part glazed door to hall.

Reception Hall

Herringbone pattern flooring, single radiator, double glazed part glazed doors to lounge.

Lounge 13'7" x 12'3"



UPVC double glazed windows to front, Herringbone pattern flooring, contemporary design electric wall mounted fireplace, single radiator, understairs storage cupboard, open plan to dining room.

Dining Room 8'3" x 10'4"



Herringbone pattern flooring, single radiator, UPVC double glazed French doors with inset blinds leading out into rear gardens. Open plan to kitchen.

Kitchen 10'4" x 7'4"



Contemporary style kitchen with a range of base and eye level units with Quartz working surfaces and upstands together with 1 1/2 bowl inset sink with shower mixer tap, integrated appliances include induction electric hob, Quartz splashbacks and overhead extractor hood, fan assisted slide and hide electric oven, fridge freezer, automatic washing machine and tumble dryer. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to rear, Herringbone pattern flooring, breakfast bar peninsular.

First Floor Landing



Access point to partially floored loft with slingsby style aluminium ladder.

Bedroom 1 (front) 8'7" x 12'11"



To front of built in wardrobes with sliding mirror fronted doors, UPVC double glazed window to front and single radiator.

Bedroom 2 (rear) 9'3" x 9'1"



UPVC double glazed windows to rear, single radiator and built in cupboard with fitted shelving, laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 (front) 10'1" x 6'8"



Maximum dimensions incorporating a bulk head cupboard with hanging rails, laminate flooring, single radiator and UPVC double glazed window to front.

Shower Room



Low level WC, washbasin vanity unit with cupboards under, corner shower cubicle with UPVC lined walls and ceiling, LED downlights, UPVC double glazed window, vinyl flooring and single radiator.

Outside



Enclosed gardens to the front with lawns and established borders boasting mature shrubs. Enclosed gardens to the rear with a raised artificial grass seating area accessed directly from the dining room. Additional garden space with pedestrian gates and timber shed.

Garage

With up and over door.

Council Tax Band

The Council Tax Band is Band B.

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

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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

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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MAIN ROOMS AND DIMENSIONS

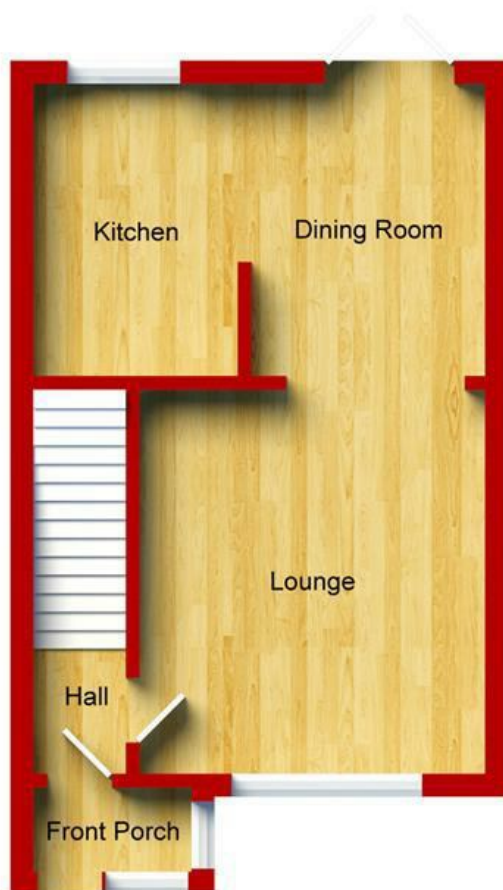
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
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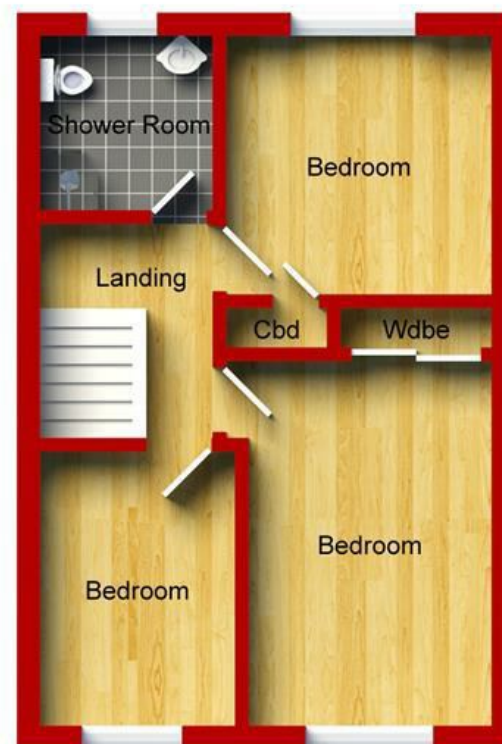
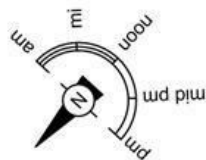


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Ground Floor
Approximate Floor Area
(38.30 sq.m)



First Floor
Approximate Floor Area
(36.50 sq.m)

27 Spa Well Drive, Sunderland, SR5 5TY