









This beautifully presented three bedroom semi-detached house, occupies a superb, generous corner plot within this ever popular residential area. The property has undergone a comprehensive programme of modernisation to include upgraded double glazing, gas central heating to radiators and complete internal updating. Internally the accommodation on the ground floor includes a hall with feature staircase to the first floor, lounge with bay window to the front and to the rear a stunning dining kitchen, fitted with an excellent range of contemporary units and a selection of integrated appliances. To the first floor there are three bedrooms and a superb modern bathroom/wc. Externally there are gardens to the front, side and rear, as well as a detached garage. The property is well situated for local amenities, shops and schools as well as providing excellent transport links to Sunderland City Centre, Doxford International Business Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a viewing to appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hall



There is Karndean flooring, a radiator, staircase to the first floor with feature glass insert and a built in storage cupboard below the stairs.

Lounge 12'10" into bay x 10'10" into alcove



Double glazed bay window to the front, Karndean flooring, radiator and a Arga multi fuel burning stove.

Dining Kitchen 17'2" x 7'8"



The kitchen is fitted with an excellent range of contemporary wall and base units with luxury work surface over, incorporating an inset 1 1/2 bowl sink unit, integrated appliances include an electric oven, electric hob with extractor over, fridge, freezer and washing machine, there is a double glazed window to the rear, double glazed door to the rear garden, Karndean flooring and a radiator.

First Floor Landing



Double glazed window to the side and doors leading off to the three bedrooms and bathroom.

Bedroom 1 7'10" not inc robes x 12'1" into bay



Double glazed bay window to the front, radiator and fitted sliding door wardrobes.

Bedroom 2 9'11" x 9'5"



Double glazed window to the rear and a radiator.

Bedroom 3 7'0" x 6'5" max inc built in robe



Double glazed window to the front, radiator and built in wardrobe.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Superb contemporary suite with low level WC, pedestal wash hand basin, panel bath with mains fed shower over, chrome ladder style radiator, tiled walls and floor and double glazed window.

Outside



The property occupies a delightful and generous corner plot laid mainly to lawn with an attractive large patio area, the property also benefits from a detached single garage.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is years from 1/1/2009 and the Ground Rent is £

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.

Council Tax Band

The Council Tax Band is Band B

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

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Fawcett Street Viewings

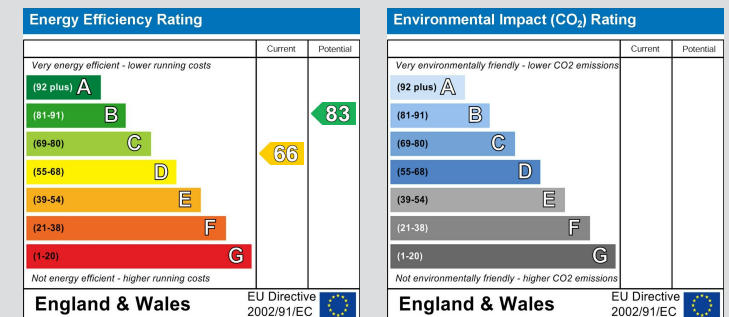
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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