









An extended and beautifully appointed three bedroom semi-detached house occupying a superb, generous plot at the head of this pleasant cul-de-sac. Internally the immaculate accommodation includes a hall with staircase to the first floor, a cloakroom/wc, dining room with bay window to the front, a spacious lounge to the rear with patio doors leading out on to the patio area and an impressive kitchen. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a driveway providing off street for two cars, a single garage and to the rear a wonderful, landscaped garden with a patio, artificial grass and attractive, established planting. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. Viewing is essential to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Hall



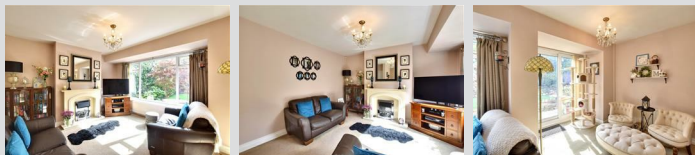
Staircase to first floor and double glazed window. Doors leading off to dining room and lounge. Access through to rear hall.

### Dining Room 13'9" into alcove x 13'5" into bay



Double glazed bay window to front and a radiator.

### Lounge 12'5" x 11'4" into alcove plus 9'1" x 7'6"



Double glazed window to rear and a double glazed patio door leading out onto rear patio area, two radiators and an attractive feature fireplace with electric fire.

### Rear Hall

Built in cupboard and a double glazed external door

providing access into garden. Internal doors to cloakroom and kitchen.

### Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, radiator and double glazed window.

### Kitchen 12'9" x 11'9"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, space for a range style cooker and American style fridge freezer, space for washing machine. Radiator and double glazed window overlooking the rear garden.

## First Floor Landing



Double glazed window to side. Doors connecting off to three bedrooms and bathroom.

### Bedroom 1 13'7" into bay x 10'2" not inc wardrobes



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'10" x 10'3" not inc wardrobes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## Bedroom 3 8'3" x 7'11"



Double glazed window to front and radiator.

## Bathroom



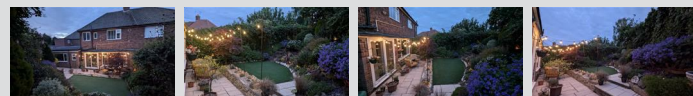
Modern suite comprising of a low level WC, washbasin and panel bath with shower over, tiled floor, part tiled walls, chrome ladder style radiator and two double glazed windows.

## Outside



To the front a block paved driveway providing off street parking for two cars. Access to single garage. To the rear of the property there are delightful landscaped gardens with attractive paved patio areas, artificial grass and delightful mature planting.

## Garden by Night



## Council Tax Band

The Council Tax Band is Band

## 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 19.12.1956 and the Ground Rent is £4.20per 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.

## 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

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# MAIN ROOMS AND DIMENSIONS

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.

## 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

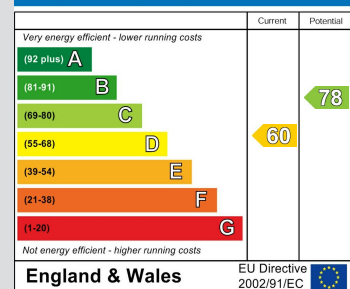
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

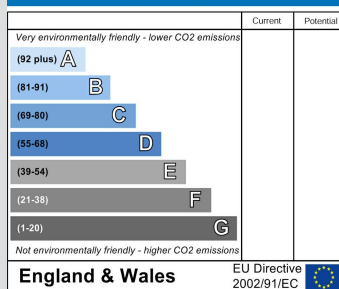
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Ground Floor  
Approximate Floor Area  
(71.94 sq.m)



First Floor  
Approximate Floor Area  
(45.08 sq.m)

7 Harewood Gardens