









A beautifully presented semi-detached house, comprehensively upgraded to a most impressive standard. The stylish accommodation is accessed via an entrance lobby, leading through to an attractive lounge with bay window and feature fireplace. Double doors from the lounge connect through to the dining room and there is a stunning contemporary breakfasting kitchen to the rear, fitted with an excellent range of units, breakfast bar and has access to the garden. A staircase from the rear hall leads up to the first floor where there are two well-proportioned bedrooms, a modern shower room and separate WC. Externally there is a garden to the front with a block-paved driveway, an attached garage whilst to the rear there is a delightful garden with a lawn and patio area. Situated within this ever popular area, just off the Broadway, the property is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. Early viewing is essential to avoid disappointment and appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Inner door leads through to

Lounge 12'10" into bay x 14'8" into recess



Double glazed bay window to front, tall feature radiator, attractive fireplace with living flame effect gas fire and double doors lead through to

Dining Room 13'1" x 9'4"



Double glazed window to rear, radiator.

Breakfasting Kitchen 17'8" x 7'1" plus 7'1" x 6'9"



Fitted with an excellent range of impressive contemporary wall and base units with work surfaces over incorporating a breakfast bar, sink and drainer unit, integrated fridge and freezer, space for range style cooker and space for washing machine. Double glazed window to rear, double glazed doors to rear garden, tiled floor and tall feature radiator.

Rear Hall



Radiator, door to garage and staircase to first floor.

First Floor Landing

Built in cupboard housing central heating boiler, double glazed window to half landing.

Bedroom 1 12'11" into bay x 8'7" not including fitted robes



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

Bedroom 2 10'0" x 9'4"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Washbasin set into vanity unit and step in shower cubicle with mains shower, tall feature radiator, tiled walls and double glazed window.

Separate WC

Low level WC, tiled walls, and double glazed window.

Outside

Garden to the front with a block paved driveway providing off street parking whilst to the rear there is an attractive garden with lawned area and patio.

Garage 16'4" x 7'6"

Attached garage with remote control roller shutter main access door and internal door to rear hall.

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 Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Council Tax Band

The Council Tax Band is Band B

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 908 years remaining to the 23rd November 2931.

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.

Fawcett Street Viewings

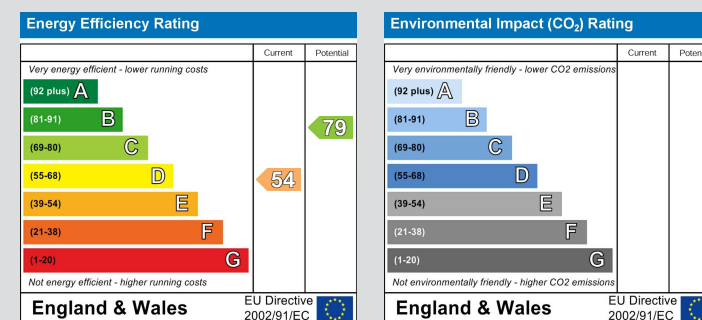
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

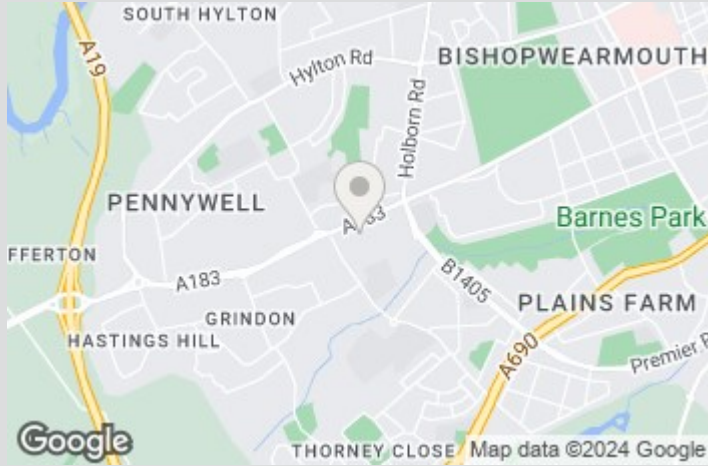
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