









This beautifully presented, three bedroom semi-detached home, provides spacious and versatile accommodation, along with a delightful open aspect to the front. Internally on the ground floor comprising of a hall, a lounge opening through to a superb dining room / garden room that opens into an impressive modern fitted kitchen. There is a shower room/wc and a double bedroom that would also be ideal as an additional reception room if required. Completing the ground floor accommodation is a useful study with staircase to the first floor where there are two further bedrooms and a bathroom/wc. Externally there is a driveway and attractive, low maintenance gardens to the front, side and rear. This ideal location is well placed for local amenities, shops and schools as well as for access to Sunderland City Centre, Sunderland Royal Hospital and transport links. We highly recommend arranging a viewing to fully appreciate this home with its immaculate and flexible interior.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to hall.

## Entrance Hall

Radiator and doors lead off to lounge, kitchen, shower room, bedroom 1 and study.

## Lounge 13'8" x 10'9"



Tall feature radiator, the room opens out into the dining room/garden room.

## Dining/Garden Room 18'8" x 8'9"



This versatile room has a glazed roof, double glazed French door leading out to the rear patio area, double glazed door to side, double glazed windows overlooking the garden, tiled floor and radiator. The room connects through into the kitchen.

## Kitchen 10'6" x 9'11"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit. Space for range style cooker, fridge freezer and washing machine. Integrated dishwasher, double glazed window to side.

## Shower Room



Low level WC, washbasin set into vanity unit and step in shower cubicle with main shower over, chrome ladder style radiator, tiled walls and floor, two double glazed windows.

## Bedroom 1/Living Room 18'0" x 11'0" into alcove



This room is currently being utilised as a bedroom but would also be ideal as an additional reception room if required. Double glazed bow window to front, radiator and feature fireplace.

## Study 8'11" x 7'0"



Measurement not including staircase area. Double glazed window to front, radiator and staircase to first floor.

## First Floor Landing

Doors leading off to bedroom 2 and 3 and also to bathroom.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'9" x 8'3" not including fitted robes



Approximate measurements as sloping ceiling. Velux windows to both front and rear, radiator and an extensive range of fitted wardrobes with matching cupboards built into the eaves.

## Bedroom 3 6'6" x 6'2"



Approximate measurements as sloping ceiling. Velux window and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and corner bath with shower attachment, Velux window, feature towel radiator, and part tiled walls.

## Outside



Driveway providing off street parking with attractive low maintenance gardens to the front, side and rear.

## 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 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.

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

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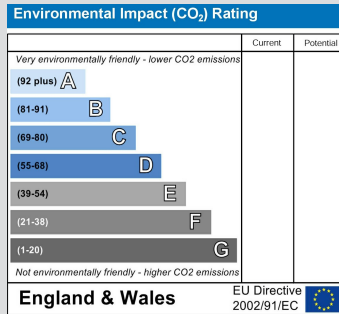
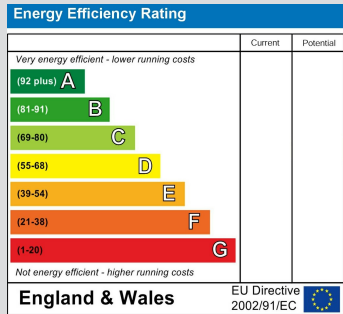
# MAIN ROOMS AND DIMENSIONS

## Opening Times

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

## Ombudsman

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