









This newly refurbished and modernised three bedroom semi-detached home, provides stunning accommodation situated within this ever popular area. The immaculate internal accommodation on the ground floor comprises an entrance porch, hall with staircase to the first floor, an attractive lounge to the front and a fabulous contemporary kitchen / diner to the rear. On the first floor there are three bedrooms and an exceptional family bathroom/wc, incorporating a walk in shower. Benefits of the property include gas central heating to radiators, double glazing, a useful rear lobby with built in storage, driveway, an attached garage and mature gardens to the front and rear. Ideally positioned for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner door leading through to the hall.

Hallway



A spacious and impressive hall with a radiator, a staircase to the first floor, built in storage cupboard and doors leading off to the lounge, kitchen diner and rear lobby.

Lounge 12'10" into alcove x 12'7"



With a double glazed window to the front and a radiator.

Kitchen/Diner 20'9" x 7'8" extending to 11'7"



The stunning kitchen diner is fitted with an excellent range of contemporary units with luxury work surfaces over incorporating a 1 1/2 bowl sink unit and also a breakfast bar, integrated appliances include an electric oven and an electric hob, there is an extractor chimney over and also a fridge, there are two double glazed windows to the rear and a tall radiator.

Rear Lobby

With a built in storage cupboard and also provides space for a washing machine, there is a door to the garage and a external double glazed door to the garden.

First Floor Landing

With a double glazed window to the side, loft access hatch and doors leading off to the three bedrooms and family bathroom.

Bedroom 1 12'9" x 11'11" into alcove



With a double glazed window to the front and a radiator.

Bedroom 2 11'8" x 12'1"



Double glazed window to the rear and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'5" x 7'3"



Double glazed window to the front and a radiator.

Family Bathroom



A fabulous contemporary bathroom with a low level WC with concealed cistern, wash hand basin set into vanity unit, bath and walk in shower area with mains fed shower, there is a ladder style radiator, a tiled floor and double glazed window.

Outside



There are attractive mature gardens to the front and rear laid mainly to lawn with established planting, there is also a driveway providing off street parking and an attached single garage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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		
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Not environmentally friendly - higher CO ₂ emissions			
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