









A beautifully appointed, FREEHOLD semi-detached providing immaculate accommodation, occupying a pleasant cul-de-sac position within this sought-after development. The accommodation includes an entrance lobby, an attractive lounge to the front and a stunning, contemporary breakfasting kitchen to the rear that opens through to a delightful conservatory that overlooks the garden. On the first floor there are two well-proportioned bedrooms and a superb, modern bathroom/WC. Externally there is a driveway providing off street parking and delightful gardens to the front and rear. This ever-popular location is ideal for access to local amenities, shopping facilities and schools as well as providing excellent road connections to surrounding areas. We highly advise viewing in order to appreciate the standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door with inner wooden door to

### Lounge 15'2" x 12'5"



Double glazed window to the front elevation, radiator and stairs to first floor and a door to the kitchen diner.

### Kitchen/Diner 12'5" x 8'9"



Range of modern wall and base units with counter tops over incorporating an under mount sink and drainer with mixer tap. Integrated appliances include an oven, microwave, electric hob, extractor fan, washing machine, dishwasher and a fridge freezer. There is also a radiator and is open plan into

### Conservatory 13'10" x 9'6"



Double glazed windows and UPVC door to the rear, there is an electric heater.

## First Floor Landing

With double glazed window to the side elevation, an airing cupboard and doors to

### Bedroom 1 10'6" x 8'10"



Double glazed window to the rear elevation, radiator and built in wardrobes.

### Bedroom 2 10'5" x 7'6"



Double glazed window to the front elevation, 2x storage cupboards and a radiator.

## Bathroom



Low level WC and wash hand basin vanity unit, bath with shower over, chrome heated towel rail.

## Outside



To the front of the property is garden and driveway providing off street parking, there is a gate providing access to the rear garden. Generous rear gardens with lawned and block paved areas and a shed.

## Council Tax Band

The Council Tax is Band B.

## Tenure FH

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

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. 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

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# MAIN ROOMS AND DIMENSIONS

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.

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 £210.00 by Movewithus Ltd.



## Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm

Saturday 9.00am to 12noon

## Ombudsman

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

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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