









Occupying a generous plot, is this extended three bedroom semi-detached house within this popular area. Internally comprising of an entrance porch, lobby with staircase to the first floor, a spacious lounge, a kitchen / diner and a delightful conservatory overlooking the rear garden. Completing the ground floor is a useful utility and a wet room/wc. On the first floor there are three well-proportioned bedrooms and a family bathroom/wc. Externally there is a driveway providing extensive off street parking, a garage and large covered storage area. There are substantial gardens, mainly to lawn with established planting. The property is conveniently positioned for many local amenities including Sunderland Royal Hospital, Millfield Metro Station, shops and schools as well as major routes to the A19 and City Centre. With no upper chain involved, early viewing is essential in order to appreciate the accommodation and superb plot this property has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to entrance porch.

Entrance Porch

Inner door to the lobby.

Lobby

Staircase to the first floor and a door to the lounge.

Lounge 15'7" into alcove x 18'3" into recess



This generously proportioned room has a double glazed window to the front, radiator, fitted fire. Opens through to the kitchen/diner.

Kitchen/Diner 18'11" x 8'11"



Fitted wall and base units with work surface over incorporating a sink and drainer unit, space provided for the inclusion of a cooker, fridge freezer. Radiator, the room opens through into the conservatory.

Conservatory 11'5" x 6'1" + 11'8" x 11'4"



Spacious conservatory, double glazed French door leading out to the rear of the property, double glazed windows, tiled floor and access to the lobby.

Lobby

Tiled floor, doors to both utility and wet room.

Utility 6'6" x 10'6"



Double glazed French door to rear, fitted wall and base units with work surface over, radiator.

Wet Room



Low level WC, wash hand basin set into vanity unit, wet area with mains fed shower, tiled walls and floor, chrome ladder style radiator.

First Floor Landing

Doors leading off to the three bedrooms and bathroom.

Bedroom 1 11'0" x 8'9" not inc robe



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 2 10'7" x 9'3" max inc fitted robes



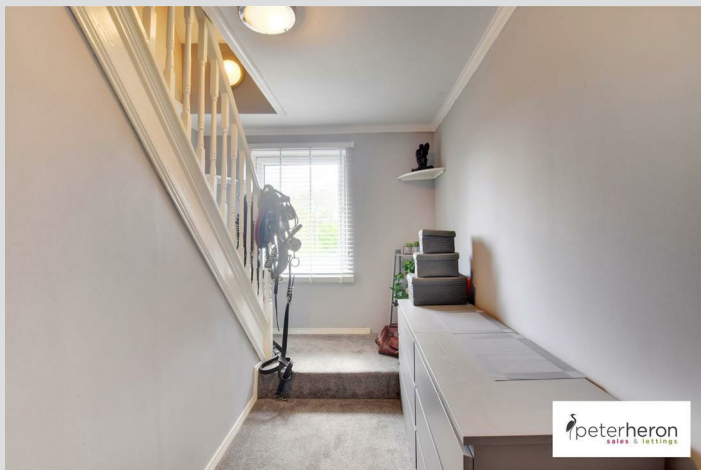
Double glazed window to the rear and radiator.

Visit www.peterheron.co.uk or call **0191 510 3323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 12'5" x 5'1" not inc staircase area



Double glazed window to rear, radiator and staircase leading up to loft space.

Loft Space



Access from bedroom 3 via fixed staircase, excellent loft space with skylight window, the area has been floored and bordered out.

Bathroom



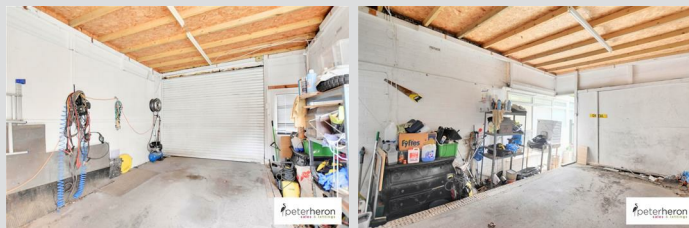
Three piece suite with low level WC, wash hand basin set into vanity unit and large spa style bath, tiled floor, chrome ladder style radiator and a double glazed window.

Outside



The property occupies a very generous plot with extensive gardens laid mainly to lawn with seating areas and a large covered area, driveway providing extensive off street parking and access to the garage.

Garage 13'6" wide x 17'4" long



Attached garage with remote control access door.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

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 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 £300.00 by Movewithus Ltd.

Viewings Fst

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

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

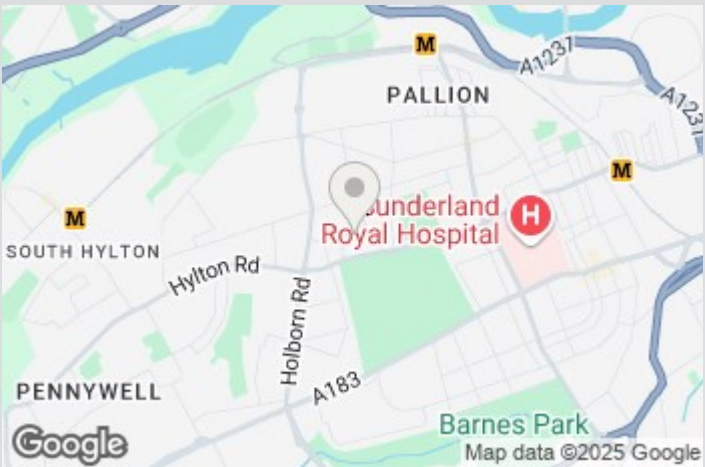
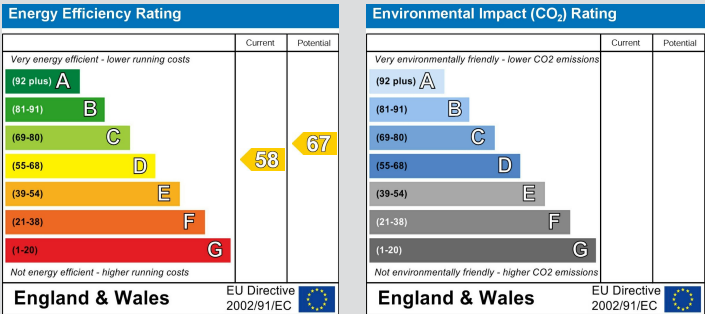
MAIN ROOMS AND DIMENSIONS

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(81.20 sq.m)



First Floor
Approximate Floor Area
(42.10 sq.m)



Room In Roof
Approximate Floor Area
(25.50 sq.m)

