









This fabulous, extended three bedroom semi-detached house enjoys an impressive interior and a wonderful open aspect to the rear. The attractive accommodation is accessed via an entrance porch, connecting through to a reception hall with staircases to the first floor. At the front of the property there is a wonderful living room with bay window and to the rear a generous lounge / diner. The breakfasting kitchen is fitted with a range of stylish units, has sky light windows and a door leading out to the rear garden. From the kitchen there is access to a utility space and a cloakroom/wc. On the first floor there are three bedrooms and a contemporary bathroom/wc with a shower cubicle. A fixed staircase from the third bedroom leads up to a fabulous loft space with Velux windows. Externally there is a driveway to the front providing off street parking, a useful area to the side of the property and a pleasant garden to the rear. There is also a useful store with remote control access door. This location is ideal for access to local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We highly recommend a detailed inspection to fully appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Double glazed windows and double doors leading through to hallway.

Reception Hall



Radiator and staircase to first floor.

Living Room 12'3" x 13'10" into bay



Double glazed bay window to front, radiator and feature fireplace with living flame effect gas fire.

Lounge/Diner 16'9" x 12'7" into alcove



Double glazed patio door to rear and skylight window.

Breakfasting Kitchen



This superb kitchen is fitted with a range of units with work surfaces over incorporating a breakfast bar and sink unit, integrated appliances include electric double oven and electric hob, space for fridge freezer and dishwasher, tiled floor, double glazed window to rear, three Velux windows providing additional natural light, double glazed door to rear garden. Door to utility.

Utility

Fitted Belfast sink, space for washing machine, radiator and Velux window.

Cloakroom/WC



Low level WC and double glazed window.

First Floor Landing



Double glazed window to side.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Modern four piece suite comprising of a low level WC, washbasin set into vanity unit, panel bath and step in shower cubicle with mains shower, tiled floor, part tiled walls, double glazed window and chrome ladder style radiator.

Bedroom 1 13'5" into bay x 9'4" max



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

Bedroom 2 11'7" x 11'2"



Double glazed window to rear and radiator.

Bedroom 3 6'11" x 8'11" max including fixed staircase



Double glazed window to front and radiator. Staircase leading up to the loft space.

Loft Space



Accessed from bedroom 3 via fixed staircase. The room is fully floored and plastered out with 3 Velux windows and radiator.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a generous driveway providing off street parking and to the rear there is a delightful garden with a lawn and decked area. An additional area to the side of the property.

Store 11'11" long x 7'11" wide
Accessed via remote control access door.

Council Tax Band
The Council Tax Band is Band C.

Tenure Leasehold
We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1959 and the Ground Rent is 0.

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.

Important Notice - Particulars
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

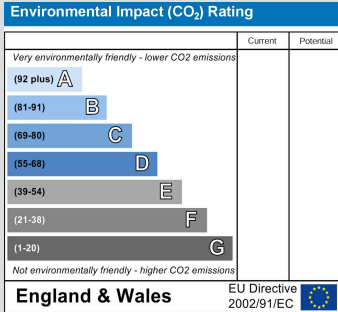
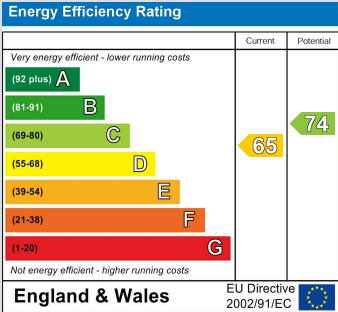
be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however 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.

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

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

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





Ground Floor
Approximate Floor Area
(71.70 sq.m)



First Floor
Approximate Floor Area
(45.70 sq.m)



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

