















A substantial detached house, situated within this ever popular area, providing spacious and flexible accommodation, including an annex. On the ground floor the accommodation includes an entrance porch, hall with staircase to the first floor, a living room, lounge / diner, a dining room and a conservatory. There is a 22ft kitchen, a useful utility, a bedroom and a wc. To the first floor there is a bathroom/wc and three bedrooms, one with a connecting room, ideal as a dressing room / study. Externally the property benefits from a driveway providing off street parking, an attached garage and delightful gardens that wrap around the property. This location is ideal for local amenities, shops and schools as well as providing excellent links, including the A19, to wider parts of the region. With no upper chain involved, we highly advise early viewing to appreciate the location, potential, space and versatility of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC door into the entrance porch.

## Entrance Porch

Inner glass paneled door to reception hall.

## Reception Hall



Stairs to the first floor with storage under, radiator and doors to

## Living Room 13'10" x 12'0"



Double glazed windows to front and rear elevations, radiator and a feature fireplace.

## Lounge/Diner (12'6" x 11'7" & 10'6" x 8'4")



Double glazed bay window to the front and a double glazed window to the side, radiator, feature brick wall, electric fire. Radiator, door to kitchen and French UPVC doors to conservatory.

## Conservatory 11'10" x 11'3"



Double glazed windows and UPVC French doors to the rear.

## Kitchen 22'10" x 9'4"



Range of wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include a double oven and an extractor hood, dishwasher and low level fridge. Double glazed bay window, double glazed window and UPVC door to side elevation. Radiator, door to utility and garden room.

## Utility 9'9" x 6'5"

Base units with counter tops over providing space for a washing machine, tumble dryer and fridge freezer. Double glazed window to rear.

## Reception Room 11'3" x 9'10"



Double glazed bay window and UPVC door to the rear, radiator and doors to the separate WC and study.

## Bedroom Four 7'1" x 10'4"



Double glazed bay window to the rear and a radiator.

Visit [www.peterheron.co.uk](http://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



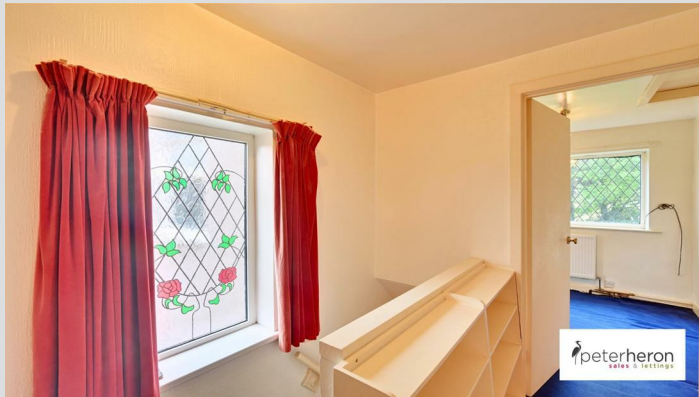
# MAIN ROOMS AND DIMENSIONS

## Separate WC



Low level WC, wash hand basin set into vanity unit and a double glazed window to the rear.

## First Floor Landing



Landing with storage cupboard and double glazed window to side.

## Bedroom 1 13'10" x 12'0"



Double glazed window to the front and rear, 2x radiator, built in mirrored sliding door wardrobes. Door to dressing room.

## Dressing Room 9'4" x 8'1"



Double glazed window to front radiator, access hatch to loft and built in storage.

## Bedroom 2 12'3" x 9'9"



Double glazed window front, radiator, access hatch to loft and built in storage.

## Bedroom 3 10'11" x 8'10"



Double glazed window to rear, radiator, built in sliding door wardrobes.

## Bathroom



Low level WC, wash hand basin, bath with shower over, 3x double glazed windows to the side and a radiator.

## Outside



Driveway providing off street parking and a garage, and generous gardens to the front, side and rear elevations featuring lawned and block paved areas.

## Garage

Access via up and over roller shutter door and wooden door, single glazed window to side.

## Tenure FH

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

Visit [www.peterheron.co.uk](http://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

## Council TaxBand

The Council Tax is Band E.

## 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

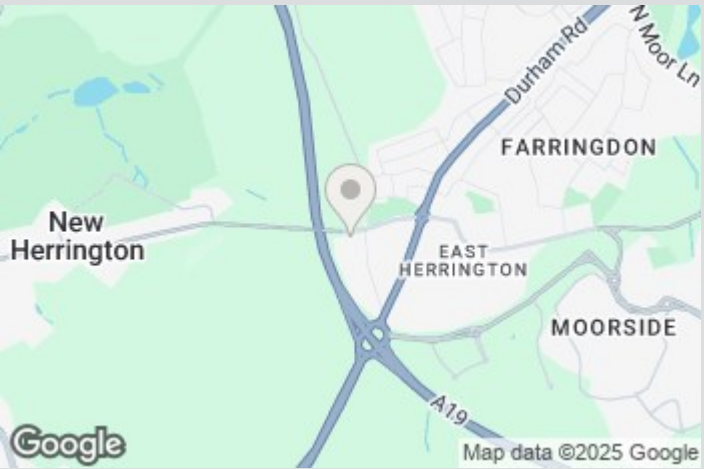
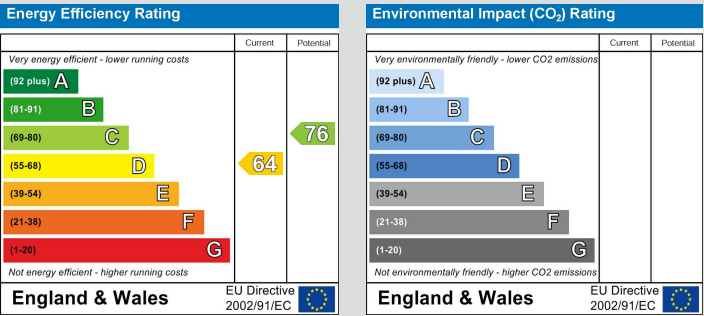
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times 2

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](http://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  
(92.22 sq.m)



First Floor  
Approximate Floor Area  
(56.26 sq.m)