

Parkside South, East Herrington, Sunderland £365,000




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A significantly extended and much improved, four double bedroom semi-detached home with a beautiful, mature garden within this highly sought location. The impressive accommodation includes a reception hall with staircase to the first floor and a superb modern shower room/wc. There are two attractive reception rooms, both with bay windows and there is a stunning dining kitchen. The kitchen is fitted with an excellent range of stylish units, a feature island with breakfast bar, a selection of integrated appliances and bi-fold doors. Completing the ground floor is a useful utility and a versatile room, currently utilised as a study that could be ideal as a play room or even a fifth bedroom. To the first floor there is a fabulous principle bedroom with dressing area and an en-suite shower room/wc, there are three further double bedrooms and a luxury family bathroom/wc. Externally to the front of the house there is a generous driveway providing off street parking whilst to the rear there is a wonderful garden with a lawn, gravelled area and established planting. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend arranging a viewing to appreciate the space and quality this outstanding home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via entrance door.

Reception Hall




A superb reception hall with a staircase to first floor, column radiator and attractive 3/4 panelled walls.

Lounge 12'5" x 13'10"





Feature exposed brick fireplace incorporating a multi-fuel stove, solid oak beam, decorative tiled hearth. There is a double glazed bay window with plantation shutters, Herringbone flooring and double radiator.

Sitting Room 12'5" x 13'8"





Double glazed bay window to rear with built in window seat and double radiator.

Open Plan Dining Kitchen 18'1" x 16'0"







A stylish modern kitchen fitted with a comprehensive range of wall and base units with contrasting work surfaces incorporating a composite sink with mixer tap. Integrated twin electric ovens, induction hob, dishwasher, fridge and freezer. Central island with breakfast bar seating. Three double glazed windows to the rear elevation, Bi-folding doors to the rear garden, column radiator, radiator and wood-effect flooring.

Utility 8'9" x 5'3"




Space for washing machine and tumble dryer, wall mounted boiler and UPVC door to rear.

Study 10'2" x 8'5"




A versatile room with double glazed window to front and radiator.

Shower Room





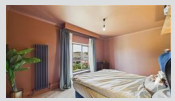

Stylishly appointed shower room fitted with a walk-in shower, rainfall shower head and handheld attachment, low level WC and washbasin set within a vanity unit. Complimented by modern tiled flooring, contemporary wall tiling, recessed spotlights, LED touch operated mirror and heated towel rail.

First Floor Landing




Decorative wall panelling and access point to loft.

Bedroom 1 10'4" x 15'11"






Large anthracite grey six pane casement window, column radiator and radiator. Door to en-suite and open into dressing area.

MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Dual head waterfall shower, low level wc and washbasin set into vanity unit. Ladder style radiator and double glazed window to side.

Dressing Area



Built in storage, shelving and hanging space.

Bedroom 2 12'4" x 12'5"



Double glazed bay window to front, column radiator and built in wardrobe.

Bedroom 3 12'6" x 13'7"



Double glazed bay window to rear and column radiator.

Bedroom 4 15'9" x 8'3"



Double glazed window to front, radiator and storage cupboard.

Bathroom



Contemporary suite comprising a bath, low level WC and washbasin set within a vanity unit. Marble effect tiled flooring, part tiled walls, radiator and double glazed window.

Outside



To the front of the house there is a generous driveway providing off street parking whilst to the rear there is a wonderful garden with a lawn, gravelled area and established planting.

Council Tax Band
The Council Tax Band is Band D.

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

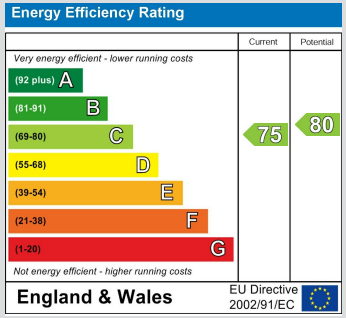
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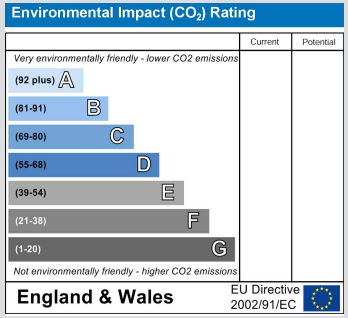
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

MAIN ROOMS AND DIMENSIONS

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

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Ground Floor



First Floor

Approximate total area(1)

175.3 m²

1886 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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