









The Old Rectory is an impressive, unique four / five bedroom detached house, set within its own grounds that has been upgraded and modernised to provide a superb standard of accommodation. Internally the interior is immaculately presented throughout and is accessed via a reception hall with a staircase leading to the first floor. There is a delightful lounge with French doors leading out to the garden, a separate dining room and a stylish kitchen, fitted with an excellent range of modern units. Completing the ground floor is a contemporary shower room/wc and a versatile room that could be utilised as a bedroom, study or additional reception room. To the first floor there are four well-proportioned bedrooms and an attractive family bathroom/wc. Externally there is a driveway providing ample off street parking and there are delightful gardens, laid mainly to lawn that wrap around the property, along with established shrub and tree borders. We highly advise arranging a detailed inspection in order to fully appreciate this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Reception Hall



Storage cupboard, radiator and staircase to the first floor.

### Lounge 18'3" x 14'5"



UPVC double glazed French patio doors to garden, radiator and wood burning stove.

### Dining Room 12'0" x 14'6"



Double glazed window and radiator.

### Bedroom / Reception Room 15'3" x 11'10"



A versatile room that could be utilised as a bedroom, reception room or study, has a double glazed bay window and radiator.

### Kitchen 11'3" x 11'9"



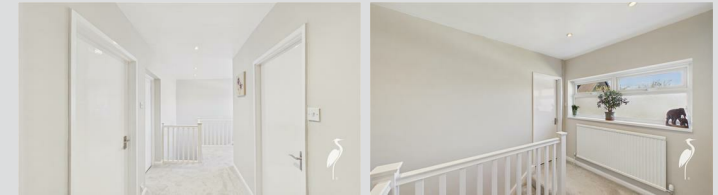
Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with electric hobs and hood, dishwasher and bin. Space for washing machine and fridge freezer. Double glazed window and UPVC door to small courtyard.

### Shower Room



Low level WC, washbasin set into vanity unit and shower cubicle with dual head waterfall shower, chrome heated towel rail and 2x double glazed windows.

### First Floor Landing



Double glazed window, radiator, access point to loft and storage cupboard.

### Bedroom 1 16'0" x 12'2"



Double glazed window, radiator and built in mirrored fronted sliding door wardrobes.

### Bedroom 2 11'10" x 11'1"



Double glazed window, radiator and storage cupboard.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

**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 15'2" x 11'10"



Double glazed bay window, radiator and storage cupboard.

## Bedroom 4 8'9" x 11'10"



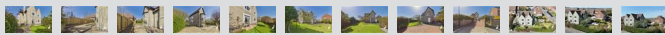
Double glazed window and radiator.

## Bathroom



Low level WC, washbasin set into vanity unit and bath with dual head waterfall shower over, chrome heated towel rail and 2x double glazed windows.

## Outside



Wrap around garden with lawned and block paved areas benefitting from an outhouse, shed and block paved, gated driveway providing off street parking. Separated Small courtyard With an outhouse providing storage space and UPVC door leading to the garden.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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.

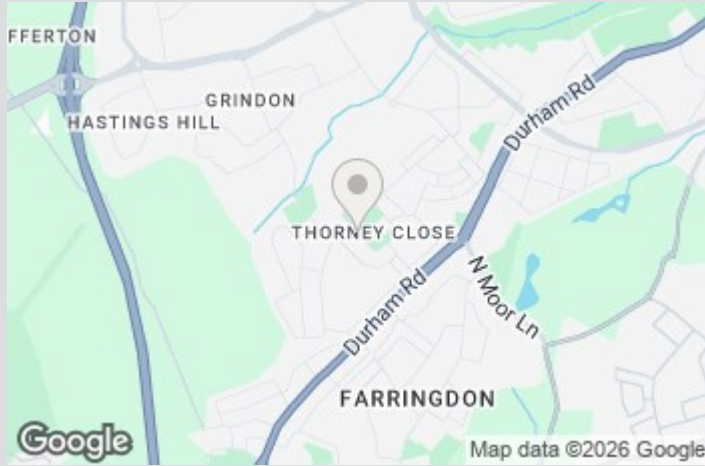
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

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

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

164.1 m<sup>2</sup>

1770 ft<sup>2</sup>

(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.

GIRAFFE360

