









A beautifully presented three bedroom and two reception room mid terraced home boasting an impressive open plan arrangement to the ground floor with a stunning kitchen and south facing gardens to the rear boasting views across the skyline towards Northern Spire bridge. Internal accommodation comprises entrance porch, reception hall, lounge with remote control electric fire, dining room, kitchen, three first floor bedrooms and a shower room with features of note including gas central heating, UPVC double glazing, gardens to the front, gardens to the rear and a garage. Occupying a highly sought after position on the ever fashionable Wear View estate sitting central to the A19, City centre and coast, this wonderful home is sure to command a huge level of interest and can only be fully appreciated upon internal inspection.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Part glazed door to hall.

## Reception Hall

Herringbone pattern flooring, single radiator, double glazed part glazed doors to lounge.

## Lounge 13'7" x 12'3"



UPVC double glazed windows to front, Herringbone pattern flooring, contemporary design electric wall mounted fireplace, single radiator, understairs storage cupboard, open plan to dining room.

## Dining Room 8'3" x 10'4"



Herringbone pattern flooring, single radiator, UPVC double glazed French doors with inset blinds leading out into rear gardens. Open plan to kitchen.

## Kitchen 10'4" x 7'4"



Contemporary style kitchen with a range of base and eye level units with Quartz working surfaces and upstands together with 1 1/2 bowl inset sink with shower mixer tap, integrated appliances include induction electric hob, Quartz splashbacks and overhead extractor hood, fan assisted slide and hide electric oven, fridge freezer, automatic washing machine and tumble dryer. Cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, UPVC double glazed window to rear, Herringbone pattern flooring, breakfast bar peninsular.

## First Floor Landing



Access point to partially floored loft with slingsby style aluminium ladder.

## Bedroom 1 (front) 8'7" x 12'11"



To front of built in wardrobes with sliding mirror fronted doors, UPVC double glazed window to front and single radiator.

## Bedroom 2 (rear) 9'3" x 9'1"



UPVC double glazed windows to rear, single radiator and built in cupboard with fitted shelving, laminate flooring.

Tried. Trusted. Recommended.

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 (front) 10'1" x 6'8"



Maximum dimensions incorporating a bulk head cupboard with hanging rails, laminate flooring, single radiator and UPVC double glazed window to front.

## Shower Room



Low level WC, washbasin vanity unit with cupboards under, corner shower cubicle with UPVC lined walls and ceiling, LED downlights, UPVC double glazed window, vinyl flooring and single radiator.

## Outside



Enclosed gardens to the front with lawns and established borders boasting mature shrubs. Enclosed gardens to the rear with a raised artificial grass seating area accessed directly from the dining room. Additional garden space with pedestrian gates and timber shed.

## Garage



With up and over door.

## 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.

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

## Sea Road Viewings

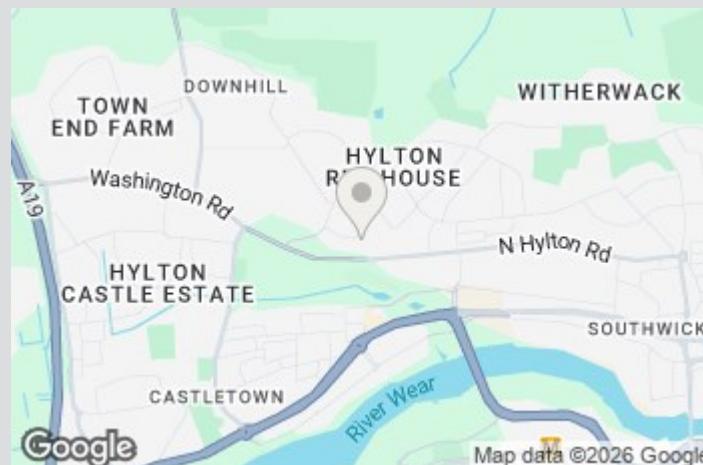
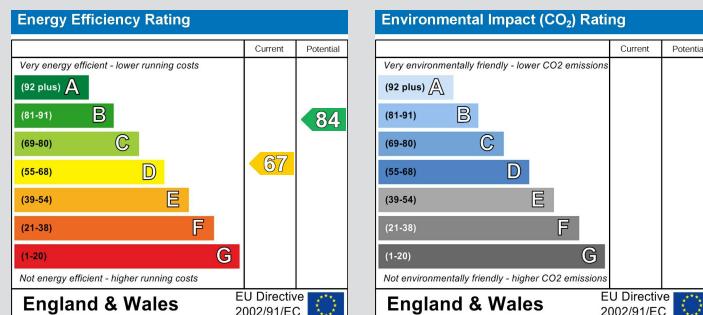
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

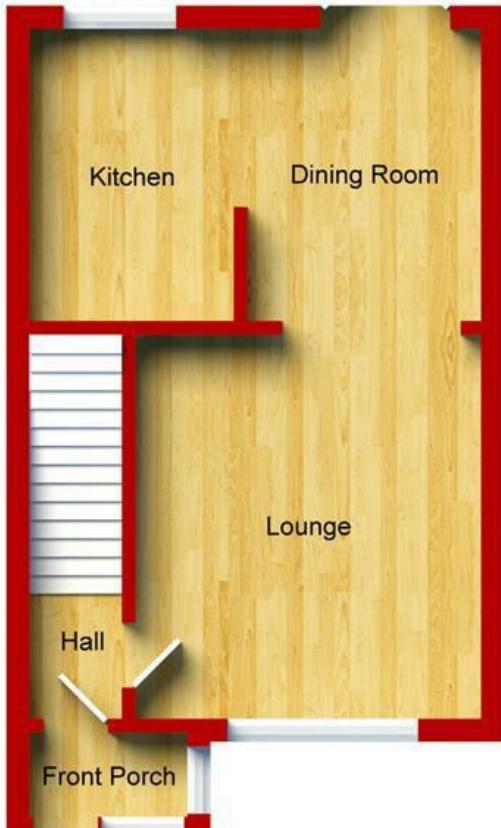
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



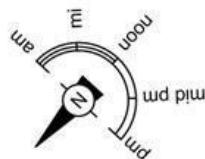
Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended.

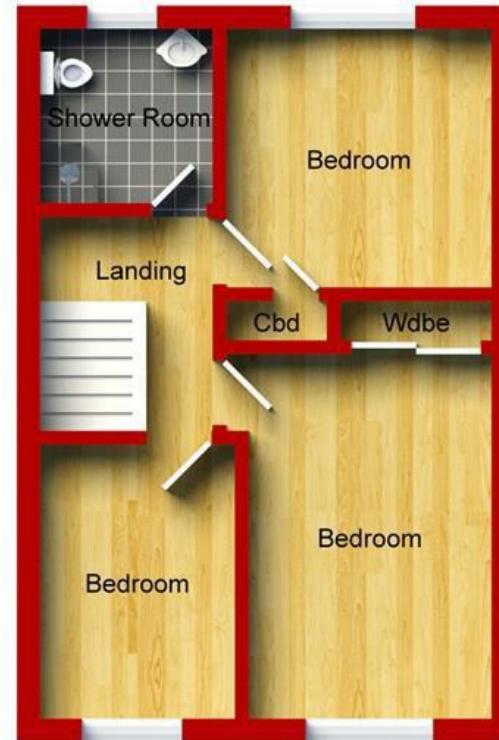
City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(38.30 sq.m)



First Floor  
Approximate Floor Area  
(36.50 sq.m)



27 Spa Well Drive, Sunderland, SR5 5TY