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sales & lettings



This superb larger style four bedroom semi-detached house occupies a fabulous corner plot within this sought after residential area. Internally the generous accommodation on the ground floor includes an entrance porch, an impressive reception hall with a cloakroom/wc and staircase to the first floor. There is generous lounge / diner, a breakfasting kitchen and a delightful conservatory overlooking the garden. To the first floor there are four bedrooms and a family bathroom/wc. Externally there are wonderful gardens to the front and rear with lawned areas, a patio and established planting. The property features a driveway and a large garage. Ideally located close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Available with no upper chain involved, early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to hall.

## Hall



Radiator, stairs to first floor and storage cupboard.

## Ground Floor WC



Low level WC, hand wash basin, radiator and wall mounted boiler.

## Open Plan Lounge and Dining Area 24'5" x 14'10" maximum



Double glazed window to front elevation, UPVC double glazed sliding doors to rear, 2 radiators, electric fire and archway to kitchen.

## Breakfasting Kitchen 14'9" x 9'2"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for cooker, washing machine, dishwasher and fridge freezer. Double glazed windows to front and rear elevations, radiator and UPVC door to conservatory.

## Conservatory 9'6" x 9'3"



2 UPVC doors to rear elevation. Double glazed windows surrounding.

## First Floor Landing



Double glazed window, radiator and storage cupboard.

## Bedroom 1 14'4" x 10'10"



Double glazed window to front elevation, radiator and storage cupboard.

# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 14'1" x 11'3"



Double glazed window to rear elevation, radiator and storage cupboard.

## Bedroom 3 9'4" x 6'10"



Double glazed window to rear elevation and radiator.

## Bedroom 4 6'7" x 10'10"



Double glazed window to front elevation and radiator.

## Bathroom



Low level WC, washbasin and bath, radiator and double glazed window to rear elevation.

## Outside



Attractive rear garden with a spacious double garage.

Generous corner plot garden to front with a driveway providing off street parking.

## 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.

## 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.

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

# MAIN ROOMS AND DIMENSIONS

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](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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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		



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Ground Floor  
Approximate Floor Area  
(72.50 sq.m)

First Floor  
Approximate Floor Area  
(59.10 sq.m)

