









An impressive three bedroom semi-detached home, providing immaculate and deceptively spacious accommodation. Internally the accommodation includes an entrance porch, reception hall with staircase to the first floor, an attractive lounge to the front with a bay window and a fabulous open plan dining kitchen to the rear. The kitchen is fitted with an excellent range of stylish units and there are French doors leading out to the rear garden. To the first floor there are three bedrooms and a superb, contemporary family bathroom/wc. Externally there is a garden to the front with driveway, gated access to the side and a wonderful, generous garden laid mainly to lawn with a patio, decked area and an excellent, versatile outbuilding. This popular location provides easy access to local amenities, shops and schools as well as offering transport connections to Sunderland City Centre and surrounding areas. With no upper chain involved and immediate vacant possession, early viewing is essential!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via composite entrance door into

## Entrance Porch

Inner UPVC entrance door into

## Reception Hall



Double glazed window to side elevation, radiator and storage cupboard. Stairs to first floor with storage under and door to Lounge.

## Lounge



Double glazed bay window to front elevation, radiator and feature fireplace. Wooden, glass panelled double doors leading through to

## Open Plan Dining Kitchen



## Kitchen Area

Range of wall and base units with countertops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hobs and cooker hood, low level fridge and freezer and a dishwasher. Space provided for a washing machine. Vertical radiator and double glazed window to rear elevation.

## Dining Area

Radiator, double glazed windows and UPVC French patio doors to rear.

## First Floor



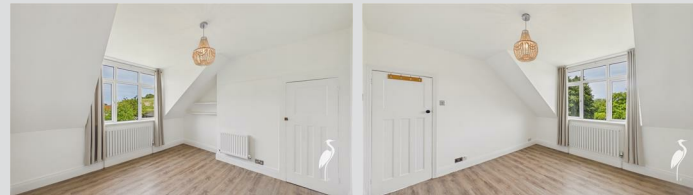
Landing with double glazed window to side elevation, double radiator and access point to loft.

## Bedroom 1



Double glazed window to front elevation, two radiators and two storage cupboards.

## Bedroom 2



Double glazed window to side elevation and a double radiator.

## Bedroom 3



Double glazed window to side elevation and a double radiator.

## Bathroom



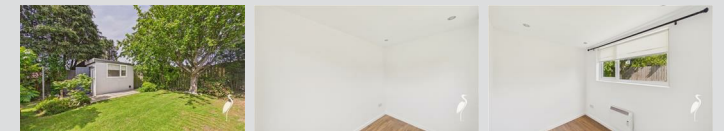
Bath with shower over, low level wc and hand wash basin. Double glazed window and a ladder style radiator.

## Outside



Garden to the front with a driveway, gated access to the side of the property and the rear a wonderful, generous garden laid mainly to lawn with decked and paved areas. There is a shed and an excellent, versatile outbuilding.

## Outbuilding



A versatile, multi-purpose space benefiting from a double glazed window, power and lighting.

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

## Tenure FH

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

## Council TaxBand

The Council Tax is Band C.

## 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

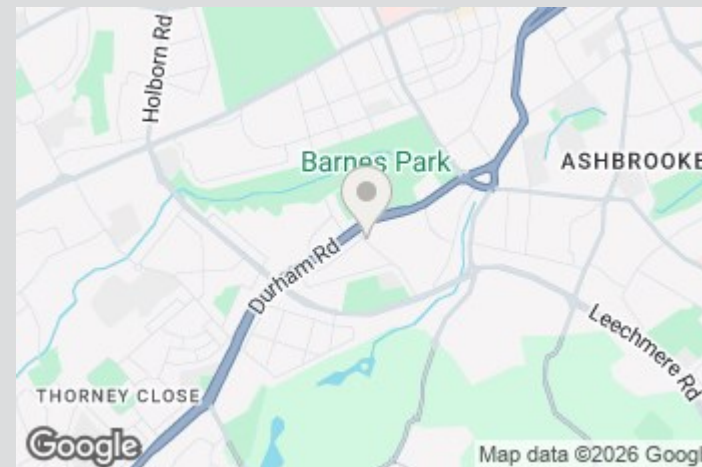
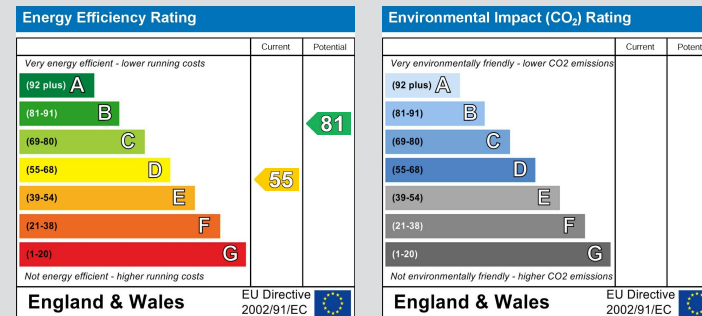
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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 **01915103323**



Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

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

92.7 m<sup>2</sup>  
998 ft<sup>2</sup>

**Balconies and terraces**

22 m<sup>2</sup>  
237 ft<sup>2</sup>

**Reduced headroom**

3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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