









A significantly extended five bedroom semi-detached home occupying a superb position within this highly sought-after area of East Herrington. Internally the accommodation on the ground floor is accessed via an entrance porch, leading through to a generous hall with staircase to the first floor. There is lounge to the front with an archway leading through to a dining room with doors leading out to the rear garden and a modern fitted kitchen with utility space and a cloakroom/wc. To the first floor there are five well-proportioned bedrooms and a superb family bathroom/wc. Externally there is a block-paved driveway providing off street parking, a double garage with twin access doors and gardens to the front and to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly advise early viewing to appreciate the spacious accommodation and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Tiled flooring and double glazed windows.

Reception Hall



Staircase to first floor and single glazed window. Understairs storage cupboard.

Lounge 15'11" x 13'6"



Double glazed window to front, electric fireplace with surround, archway leading into

Dining Room 14'9" x 12'6"



Double glazed sliding doors to garden.

Kitchen 10'1" x 13'6"



Base and eye level units with working surfaces over incorporating sink and drainer unit, tiled splashbacks, double induction oven and hob with extractor hood, integrated dishwasher and fridge, tile effect flooring, double glazed window.

Utility Space

Base units, space for washing machine and fridge freezer, tile effect flooring.

Cloakroom/WC



Low level WC with concealed cistern and washbasin with cupboards under, double glazed window.

First Floor Landing

Access to loft and storage cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'6" x 10'7"



Double glazed window and fitted wardrobes.

Bedroom 3 10'4" x 8'10"



Double glazed windows and fitted wardrobes.

Bedroom 4 13'6" x 8'5"



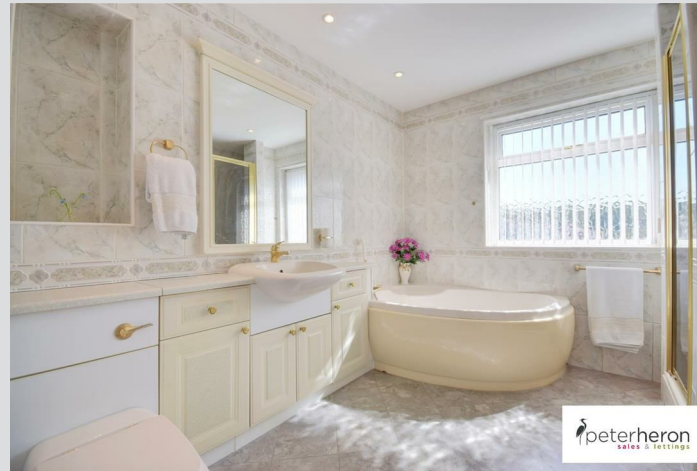
Double glazed windows and wood effect laminate flooring.

Bedroom 2 12'11" x 11'4"



Double glazed window.

Bathroom



Low level WC, washbasin with cupboards and drawers, and corner bath and separate shower cubicle, storage cupboard, tiled walls and floor, double glazed window.

Bedroom 5 10'7" x 8'5"



Double glazed window and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Outside

Garden to front with double width driveway leading to DOUBLE GARAGE 7.54 x 5.63, whilst to the rear there is a south facing paved garden with mature trees and shrubs.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

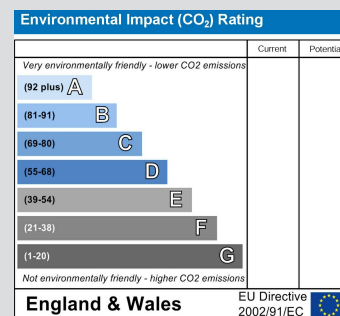
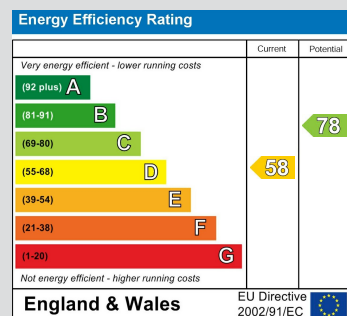
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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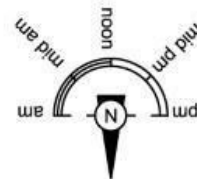
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Ground Floor
Approximate Floor Area
(70.91 sq.m)



First Floor
Approximate Floor Area
(75.30 sq.m)



1 Meadow Drive