









An extended three bedroom semi-detached house within this ever popular residential area. Internally the impressive accommodation includes an entrance porch, spacious lounge, a separate dining room, a delightful conservatory and an impressive contemporary breakfasting kitchen. On the first floor there is a modern family bathroom/wc and there are three well-proportioned bedrooms, one with a dressing room and another with an en-suite shower room/wc. Externally there is a driveway to the front, a useful store and a garden to the rear with a lawn and patio area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly recommend early viewing to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Double glazed windows and inner double glazed door to lounge.

## Lounge 13'0" into bay x 14'4" not inc staircase area



Double glazed bay window to front, radiator, archway leading through to dining room. Staircase leading to the first floor.

## Dining Room 14'0" x 7'9"



Radiator, double glazed French door leading through to conservatory. Door to kitchen.

## Breakfasting Kitchen 17'11" x 7'9" extending to 11'11"



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating sink unit and breakfast bar. Integrated appliances include an oven,

microwave and hob with extractor over, dishwasher and washing machine. Space for American style fridge freezer. Double glazed window to rear and electric wall mounted heater and door to store.

## Conservatory 13'1" x 11'1"



Double glazed French door leading out to the patio area, double glazed windows providing a pleasant outlook over the garden, and electric wall mounted heater.

## First Floor Landing



## Bedroom 1 11'10" into bay x 10'0"



Double glazed bay window to front, radiator and door to dressing room.

## Dressing Room 6'10" x 6'5"

Double glazed window to front and radiator.

## Bedroom 2 12'10" x 8'0"



Double glazed window to front, radiator and door to en-suite.

## En-Suite



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with electric shower, tiled walls and floor, chrome ladder style radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 9'6" x 10'0" max including fitted robes



Double glazed window to rear, radiator and fitted sliding door wardrobes.

## Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with mains shower over, tiled walls, chrome ladder style radiator and double glazed window.

## Outside



To the front of the property there is a low maintenance garden and a driveway providing off street parking. Whilst to the rear there is a delightful garden laid mainly to lawn with a patio area.

## Store 8'8" x 4'4"

With roller shutter access door and provides useful storage space and has a door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 25/12/1954 and the Ground Rent is £6.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

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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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

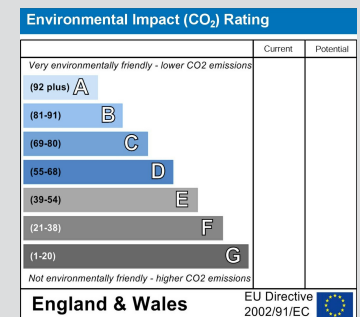
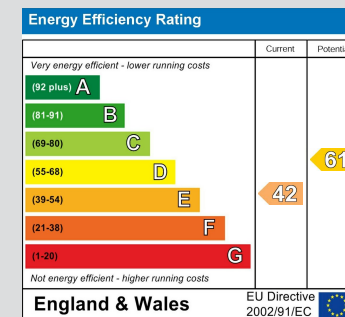
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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