









This stunning three bedroom semi-detached house has been significantly upgraded and remodelled to provide a fabulous, stylish interior. Internally the beautifully presented accommodation briefly comprises to the ground floor of a hall with a staircase to the first floor, lounge to the front with a feature media wall that opens through to an impressive dining kitchen with a wood burning stove and bi-fold doors to the rear garden. The kitchen is fitted with an excellent range of units, a breakfast bar and a selection of integrated appliances. To the first floor there are three bedrooms and a modern family bathroom/wc. Externally to the front of the house there is a block-paved driveway providing generous off street parking and to the rear a wonderful, generous garden with artificial grass, block-paved patio, decked seating area and mature planting, along with a large shed. This ever popular and convenient location is ideally placed for local amenities, shopping facilities and schools as well as offering excellent transport links to surrounding areas. We highly advise early viewing to appreciate the accommodation on offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door into

### Hall



Radiator, stairs to the first floor with storage under. door to kitchen and dining/living area.

### Lounge 11'11" x 13'1"



Double glazed window to the front, radiator, feature media wall with built in electric fire. Open plan into the kitchen and dining/living area.

### Dining Kitchen 18'7" x 12'0"



Range of modern wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated oven, electric hobs, microwave, fridge freezer, washing machine and dishwasher. Breakfast bar, vertical radiator and log burning stove. Double glazed window and double glazed bi-folding doors to rear.

## First Floor Landing



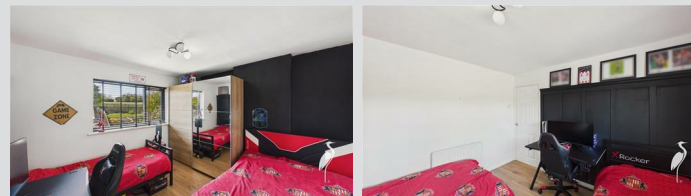
Landing with double glazed window to side, access point to loft and doors to

### Bedroom 1 11'2" x 14'7"



Double glazed bay window to the front, radiator, built in wardrobes.

### Bedroom 2 10'9" x 10'9"



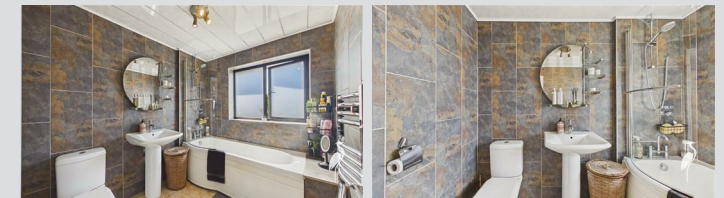
Double glazed window to the rear and a radiator.

## Bedroom 3 7'3" x 6'7"



Double glazed window to the front, radiator, storage cupboard.

## Bathroom



Low level WC, hand wash basin, bath with shower over, chrome heated towel rail and double glazed window to the rear.

## Outside



Generous multilevel rear garden with AstroTurf, gravelled, decked and paved areas, the property benefits from a garage and a block paved driveway to the front providing off street parking.

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# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

The Council Tax Band is Band C.

## 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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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

## 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		

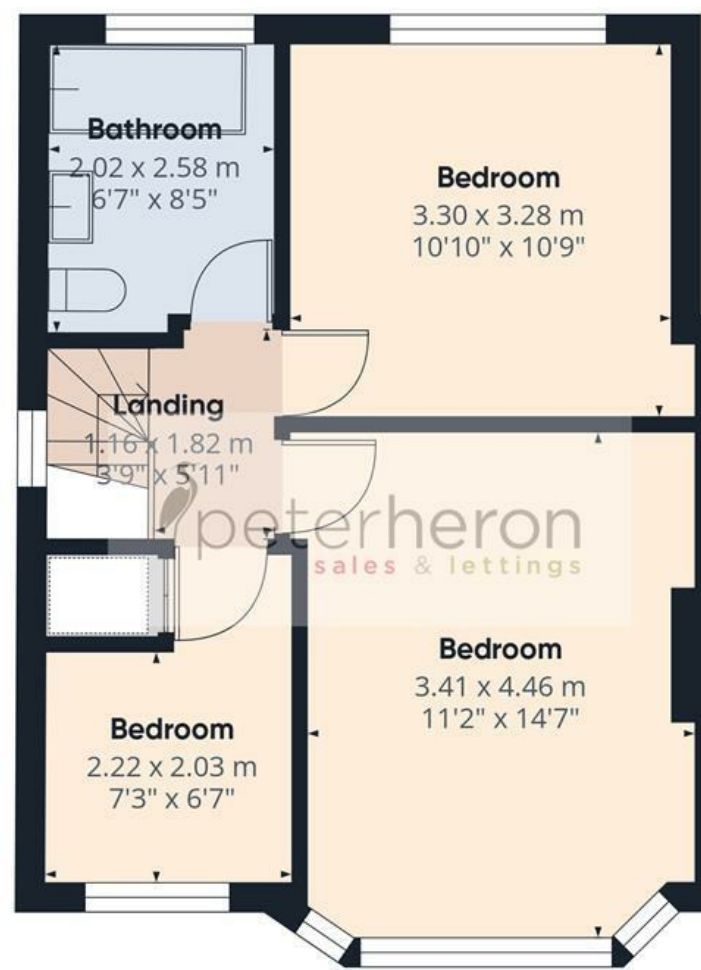
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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Ground Floor



First Floor

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

95.5 m<sup>2</sup>  
1027 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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