









A stunning and significantly extended semi-detached home, providing spacious and stylish accommodation. Internally the immaculate accommodation includes an entrance porch, a generous lounge / diner, a delightful conservatory and a fabulous contemporary breakfasting kitchen, fitted with a range of units, granite worktops and a selection of integrated appliances. On the first floor there are three double bedrooms and a modern family bathroom/wc. Externally there is a generous driveway to the front and a delightful, low maintenance garden to the rear. This convenient location is close to local amenities, shops and schools as well as offering transport links to surrounding areas. We highly advise early viewing to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Porch

Double glazed windows and inner glazed door leading through to hall.

Reception Hall



Tall radiator and feature Bespoke staircase with glass insert to first floor.

Lounge/Diner 22'4" x 11'8" plus 10'2" x 8'4"



This spacious room has a double glazed bow window to front, tall double glazed window to rear, double glazed door to rear patio area, two radiators and double glazed French door to conservatory.

Conservatory 12'2" x 10'6"



Double glazed door leading out onto rear patio, double glazed windows overlooking the garden and radiator.

Breakfasting Kitchen 12'6" x 9'4"



Fitted with an excellent range of contemporary units with granite working surfaces over incorporating sink unit, integrated appliances include electric oven and electric hob, fridge and freezer, slimline dishwasher and washing machine. Double glazed windows to front and rear. Radiator.

First Floor Landing

Double glazed window to rear.

Bedroom 1 11'1" x 12'10" extending to 16'1" inc shower area



Double glazed window to front, radiator, fitted wardrobes and walk in shower with electric shower.

Bedroom 2 10'10" x 8'0" not including robes



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

Bedroom 3 9'5" x 7'9"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and panel bath, attractive tiled walls and floor, chrome ladder style radiator and two double glazed windows.

Outside



To the front of the property there is a generous block paved driveway providing off street parking along with attractive garden. To the rear there is a superb low maintenance garden with artificial grass and patio areas.

Council Tax Band

The Council Tax Band is Band A.

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

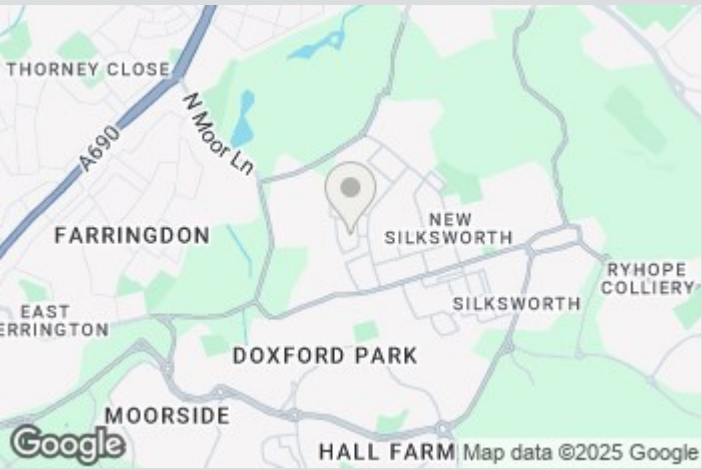
Opening Times

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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