









This stunning Victorian semi-detached property, has undergone a significant programme of upgrading and modernisation to create an exceptional standard of accommodation. There is a hall with staircase to the first floor, an attractive lounge, enjoying a dual aspect and there is a fabulous kitchen diner, fitted with an excellent range of stylish units and an island with breakfast bar. Completing the ground floor is a useful utility and a washroom/wc. To the first floor there are three double bedrooms and a superb, luxury bathroom/wc, featuring a free standing bath and walk in shower. Externally there is a delightful lawned garden to the front and an attractive paved courtyard to the rear with a roller shutter access door. This location is ideal for local amenities with the nearby shops and cafes on Sea Road, schools and transport connections, including the Metro system. We highly advise arranging a detailed inspection to appreciate the quality of accommodation this exceptional home has to offer!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

### Hall



Double radiator and stairs to first floor.

### Lounge 13'11" x 12'7"



Double glazed bay window to front, double glazed window to side and double radiator.

### Kitchen/Diner 32'0" x 14'6"



Range of modern walk and base units with countertops over incorporating 1/2 bowl sink and drainer unit with mixer tap. Integrated oven and a breakfasting island with countertop over incorporating 5 burner electric hob. Space provided for a fridge freezer. Double radiator and double glazed window to side elevation.

### Dining Area



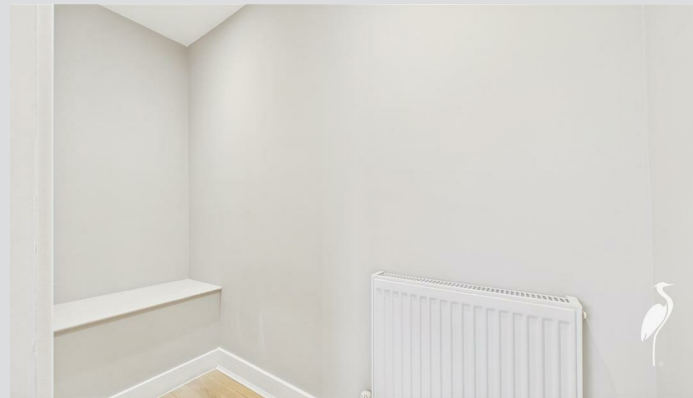
Double glazed window to rear, double radiator and door to utility.

### Utility 7'9" x 7'11"



Modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Cupboard housing wall mounted boiler and space for a washing machine and tumble dryer. Double radiator, double glazed window and UPVC door to rear.

### Cloaks Cupboard



Radiator and spotlighting.

### Washroom/WC



Low level WC and washbasin set into vanity or vanity unit and radiator.

### Half Landing



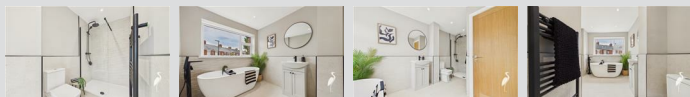
Door to bathroom and stairs to the first floor.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915106116**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## Bathroom 7'11" x 14'9"



Modern suite with a bath, walk in dual head waterfall shower, low level wc and hand wash basin set into vanity unit. Radiator, heated towel rail and double glazed window to rear.

## First Floor Landing



Radiator.

## Bedroom 1 19'2" x 12'10"



Two double glazed windows to front and side elevations, radiator and storage cupboard.

## Bedroom 2 12'2" x 12'9"



Double glazed window to front and radiator.

## Bedroom 3 10'1" x 14'2"



Two double glazed window to front and side elevations and radiator.

## Outside



Low maintenance paved courtyard to rear. Well sized front garden laid mainly to lawn.

## 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.

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.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

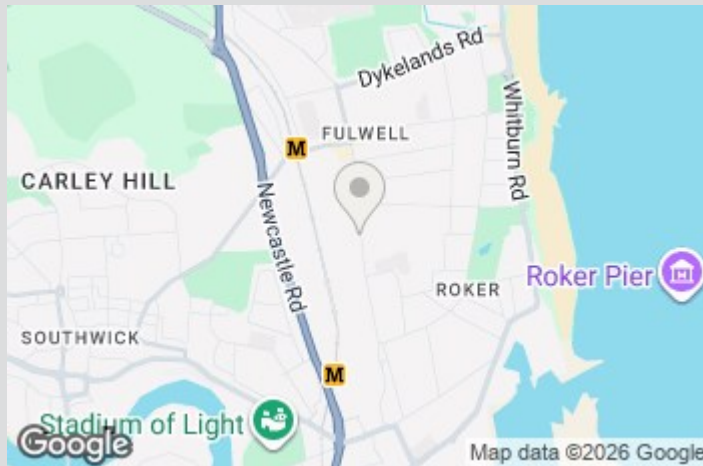
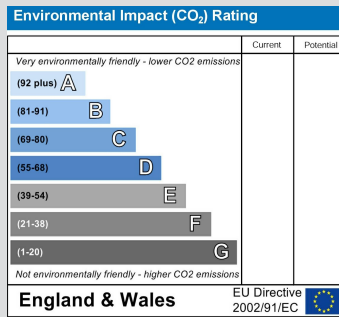
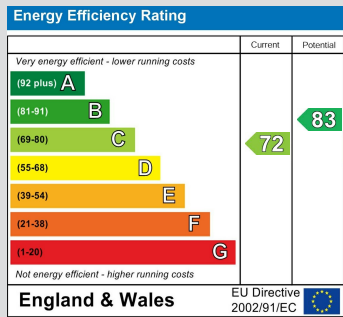
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915106116**

# MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

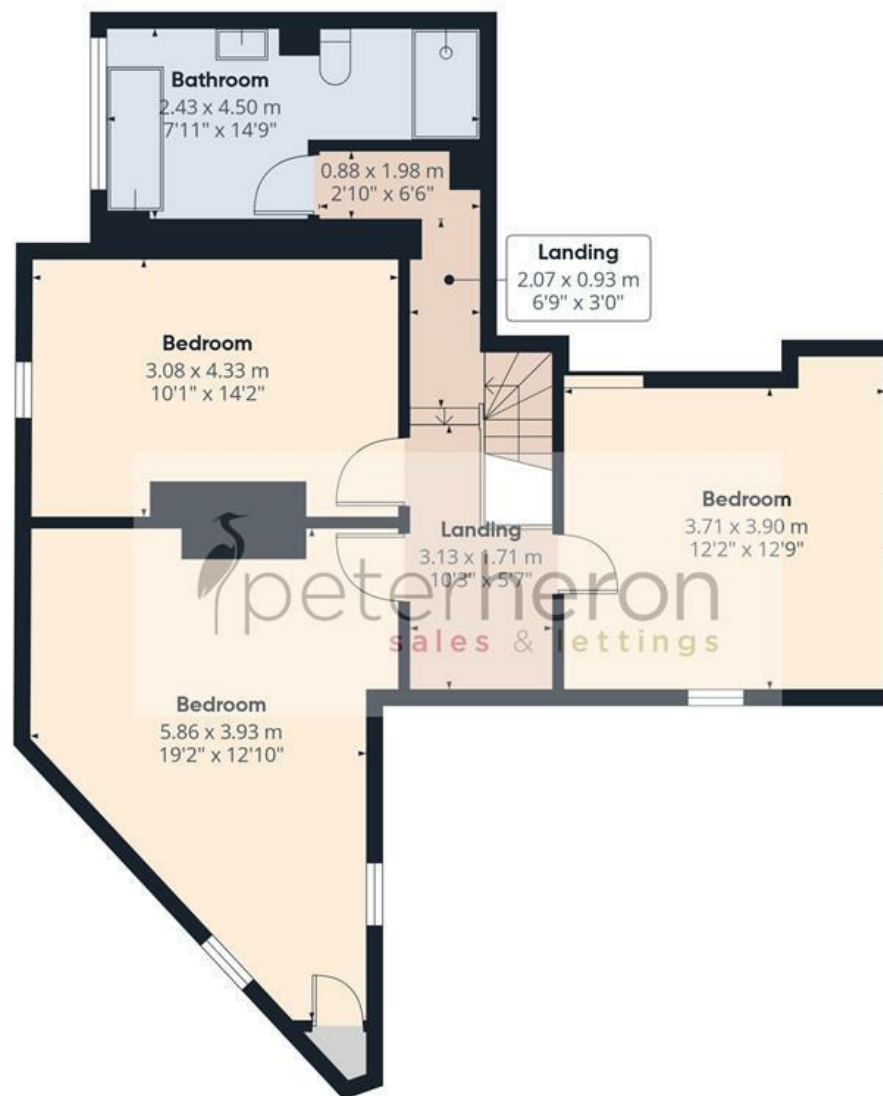


Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915106116**

**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor



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

131.8 m<sup>2</sup>

1419 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.