









This superb three bedroom semi-detached house occupies a fabulous, generous plot at the head of this delightful cul-de-sac position within this highly regarded area. The attractive accommodation includes an entrance porch, hall with staircase to the first floor, a lounge opening through to a dining room, a modern fitted kitchen and a spacious conservatory. On the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a block-paved driveway to the front providing off street parking, along with access to the double length garage whilst to the rear there is an extensive, mature garden with a lawn, decked area and established shrubs and trees. This sought after location is ideally placed for local amenities, shops and schools, as well as excellent transport connections to Sunderland City Centre and wider road networks. With immediate vacant possession and no upper chain involved, early viewing is advised.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Inner door to hallway.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 14'3" x 11'3"



Double glazed bay window to front, radiator and feature fireplace. Open plan into dining room.

Dining Room 10'1" x 9'10"



UPVC double glazed French doors to conservatory and radiator. Archway to kitchen.

Conservatory 10'6" x 17'3"



Double glazed windows and UPVC French doors to rear, radiator and base units with countertops over providing space for washing machine and tumble dryer.

Kitchen 9'3" x 8'7"



Range of wall and base units with countertops over incorporating inset sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood, low level fridge and freezer. Space for dishwasher. Double glazed window to rear and door to conservatory.

First Floor Landing

Double glazed window to side.

Bedroom 1 12'3" x 9'6"



Double glazed window to front, radiator and built in sliding door wardrobes.

Bedroom 2 12'7" x 9'1"



Double glazed window to rear and radiator.

Bedroom 3 9'0" x 7'6"



Double glazed window to front, radiator and access point to loft.

Shower Room



Low level WC and washbasin vanity unit, walk in shower cubicle with waterfall dual head shower, heated towel rail and 2x double glazed windows.

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

MAIN ROOMS AND DIMENSIONS

Outside



Externally there is a block-paved driveway to the front providing off street parking, along with access to the double length garage whilst to the rear there is an extensive, mature garden with a lawn, decked area and established shrubs and trees.

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

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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

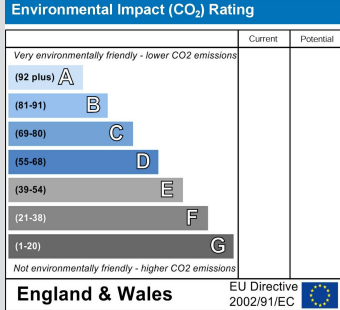
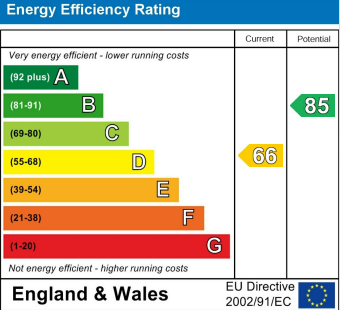
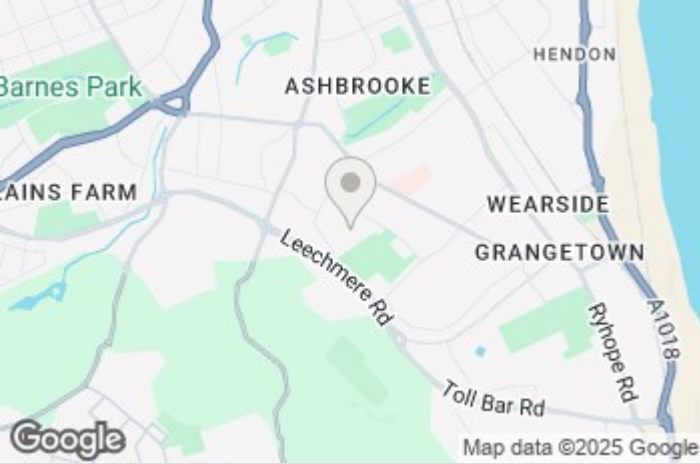
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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