















This deceptively spacious four bedroom home, features a superb rear garden, driveway and a garage. Internally the accommodation is accessed via a hall with built in cupboard and staircase to the first floor. There is a generous lounge opening through to the dining room that in turn provides access to the kitchen. From the kitchen there is access to a useful lobby area, providing an ideal space for a washing machine and there is an internal door to the garage. On the first floor there is a master bedroom with en-suite bathroom/wc, three further well-proportioned bedrooms and a family bathroom. Occupying a delightful cul-de-sac position, the property is ideally placed close to local amenities, shops and schools as well as providing excellent transport links including Millfield Metro Station. With immediate vacant possession and no upper chain involved, early viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

### Entrance Hall



Built in cloaks cupboard, radiator and staircase to first floor.

### Lounge 16'2" x 12'11"



Timber frame double glazed sealed unit window to front, radiator, fireplace and archway leading through to dining room.

### Dining Room 9'4" x 8'8"



UPVC double glazed French doors to rear and radiator. Door to kitchen.

### Kitchen 15'6" x 8'8"

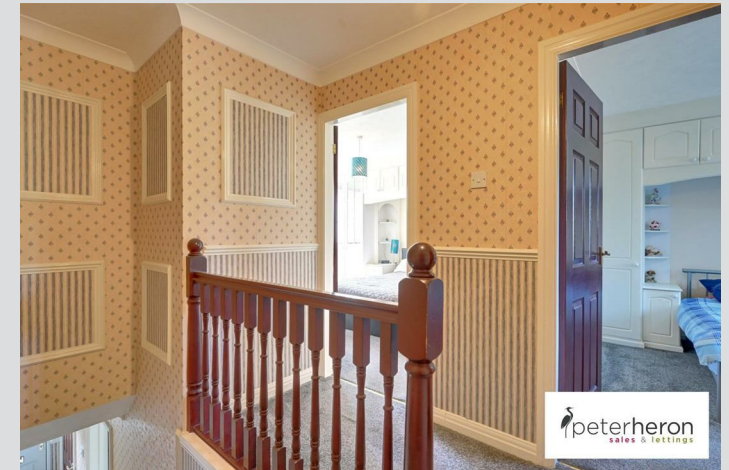


Wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer, radiator, built in cupboard. Boiler is concealed behind matching kitchen unit. Door to rear garden. Timber frame double glazed sealed unit window to rear. Door to lobby.

### Lobby

Provides an ideal space for a washing machine and tumble dryer. Door to garage.

### First Floor Landing



### Bedroom 1 13'2" x 9'9"



Timber frame double glazed sealed unit window to front, radiator, fitted wardrobes and door to en-suite.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Bathroom



Low level WC, pedestal washbasin and panel bath, radiator and timber frame double glazed sealed unit window.

## Bedroom 2 12'0" x 9'1" max including robes



Timber frame double glazed sealed unit window to rear, radiator and fitted wardrobes.

## Bedroom 3 8'6" x 13'6" max including fitted robes



Timber frame double glazed sealed unit window to front and radiator, fitted wardrobes.

## Bedroom 4 11'8" narrowing to 8'5" x 8'6"



Timber frame double glazed sealed unit window to rear and radiator.

## Bathroom



Low level WC, pedestal washbasin, panel bath and step in shower cubicle with electric shower, timber frame double glazed sealed unit window, radiator.

## Outside



To the front of the property there is a garden and driveway providing off street parking and access to the garage. To the rear there is an attractive garden laid mainly to lawn.

### Please Note:

The bottom strip of the garden is rented on a Peppercorn rent basis.

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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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their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

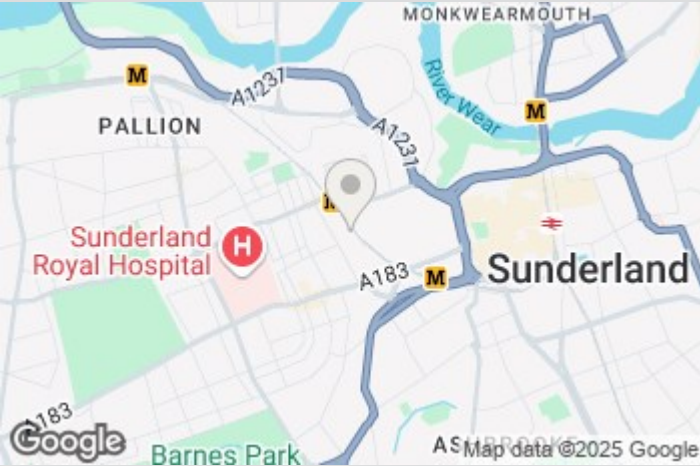
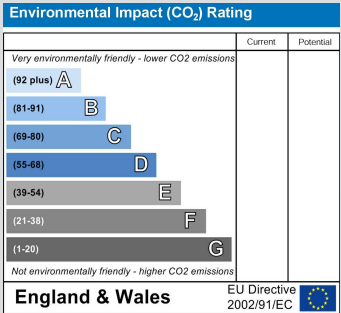
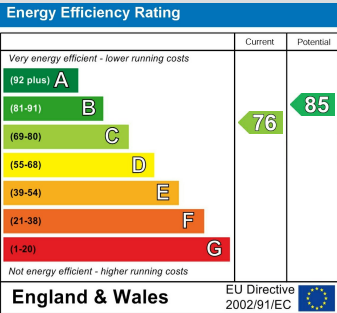
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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