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Springwell Road, Springwell, Sunderland

£149,950







This stunning three bedroom semi-detached house has been significantly upgraded and improved by the current owners to an exceptional standard. Internally, the stylish accommodation includes to the ground floor of a hall, an attractive lounge, a fabulous 20ft dining kitchen, fitted with an excellent range of contemporary units and there is a useful utility. To the first floor there are three well-proportioned bedrooms and a beautiful modern bathroom/wc. There are fixed stairs from the third bedroom that lead up to an excellent loft space that is floored and boarded out. Externally there is a garden to the front with a driveway whilst to the rear is a delightful garden laid mainly to lawn with a patio area. Benefits of the property include gas central heating to radiators and UPVC double glazed windows. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. The property is without doubt one of the finest examples of its type, we highly recommend arranging a viewing to appreciate the size and quality of the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall



Tiled floor, staircase to first floor and radiator.

Lounge 14'6" x 10'0"



Double glazed bow window to front, radiator, access through into

Dining Kitchen 20'8" x 10'2"



A stunning open plan dining kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating breakfast bar and 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven and hob, space for American style fridge freezer, double glazed French door leading out to the rear patio area, double glazed window to rear and two radiators.

Utility 12'1" x 6'9"



Fitted base units with wood working surfaces over, space for the inclusion of a washing machine and tumble dryer, radiator and built in cupboard providing storage space and housing for central heating boiler, double glazed window to rear and double glazed doors to both front and rear.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'5" not including fitted robes x 9'5"



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

Bedroom 2 9'7" x 10'0"



Double glazed window to front, radiator and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'8" x 7'10" inc robes but not staircase area



Double glazed window to front, radiator, fitted open wardrobes and a fixed staircase to loft.

Bathroom



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set onto vanity unit, P shaped bath with mains shower over, chrome ladder style central heating radiator and double glazed window.

Loft Space



Accessed via fixed staircase in bedroom 3. This excellent loft space is floored and boarded out with 2 Velux windows and a radiator.

Outside



Driveway to the front whilst to the rear there is an attractive garden laid mainly to lawn with a patio area.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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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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

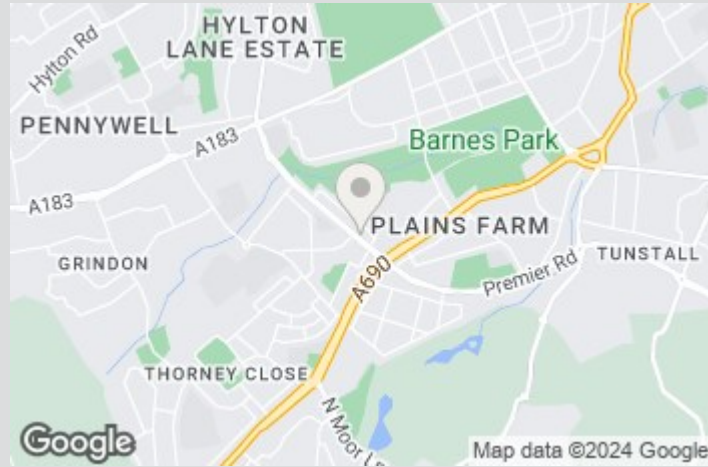
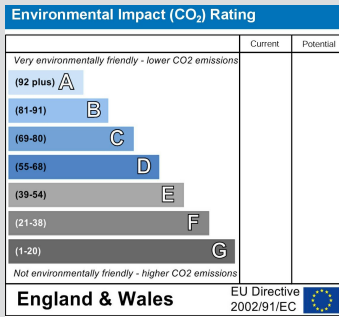
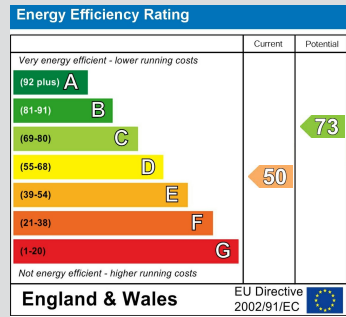
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS



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