

An extended four bedroom semi-detached home with a stunning, stylish interior, ideally located within this ever popular residential area. Internally the beautifully appointed accommodation includes a hall with staircase to the first floor, attractive lounge with bay window, dining room, delightful conservatory, an impressive contemporary fitted kitchen with a selection of integrated appliances and a useful utility. On the first floor there is a master bedroom with fitted wardrobes and a luxury en-suite shower room/wc, three further bedrooms and a superb, modern family bathroom/wc, incorporating a shower cubicle. Externally there is a generous block-paved driveway to the front, an integral garage and a wonderful garden to the rear with a lawn and patio area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly recommend early viewing to fully appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance door to

## Entrance Vestibule

Inner door through to

## Entrance Hall



Stairs to first floor, understairs storage cupboard, radiator and doors to kitchen and dining room.

## Lounge 11'11" x 11'9"



Bay window to front elevation, radiator, feature fireplace and mantel, open plan into

## Dining Room 9'11" x 10'10"



Radiator, double glazed French doors to the conservatory.

## Conservatory 12'7" x 8'1"



Double glazed windows surrounding the perimeter of the room, radiator, double glazed French patio doors to the rear garden.

## Kitchen 11'11" x 12'3"



Featuring a range of contemporary wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer unit. Integrated appliances include a fridge/freezer, dishwasher, oven, electric hob with glass splashback and

overhead extractor fan. Also benefitting from under cupboard lighting and a storage cupboard. Door to utility.

## Utility 11'11" x 4'9"



Benefitting from fitted wall units, a radiator, door to the rear garden and door to the garage. Space for washing machine and dryer.

## First Floor Landing

Radiator and doors to the bedrooms and bathroom.

## Bedroom 1 11'10" x 9'0"



Featuring a radiator, double glazed window to the front elevation and integrated wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'6" x 8'11"



Featuring a radiator, double glazed window to the rear elevation, built in sliding door wardrobes and a built in dressing table.

## Bedroom 3 8'3" x 9'4"



Featuring a radiator, double glazed window to the front elevation, built in sliding door wardrobes and an en suite bathroom.

## En Suite Bathroom



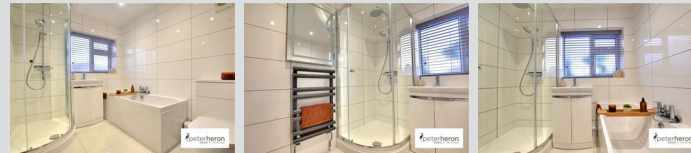
Featuring low level WC with concealed cistern, vanity base units incorporating a hand wash basin and bath with overhead shower, contemporary ladder style radiator and double glazed window to the rear elevation.

## Bedroom 4 7'2" x 8'2" max



Featuring a radiator, built in storage cupboard and double glazed window to the front elevation.

## Bathroom



Featuring a low level WC with concealed cistern, hand wash basin vanity unit and modern bath with walk in waterfall shower, heated towel rail, ladder style radiator and double glazed window to the rear.

## Outside



To the front, the property benefits from a spacious, block

paved drive. To the rear, a generous garden with a mixture of block paving, gravel and low maintenance grass areas. Also featuring a shed.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1/2/1958 and the Ground Rent is approx £6 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

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

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# MAIN ROOMS AND DIMENSIONS

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.

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.

## Fawcett Street Viewings

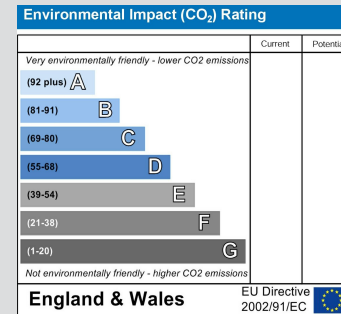
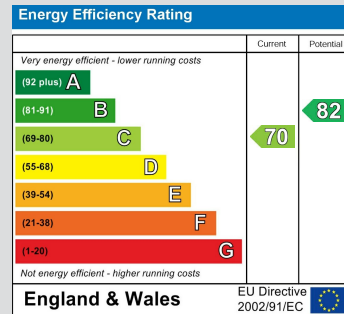
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

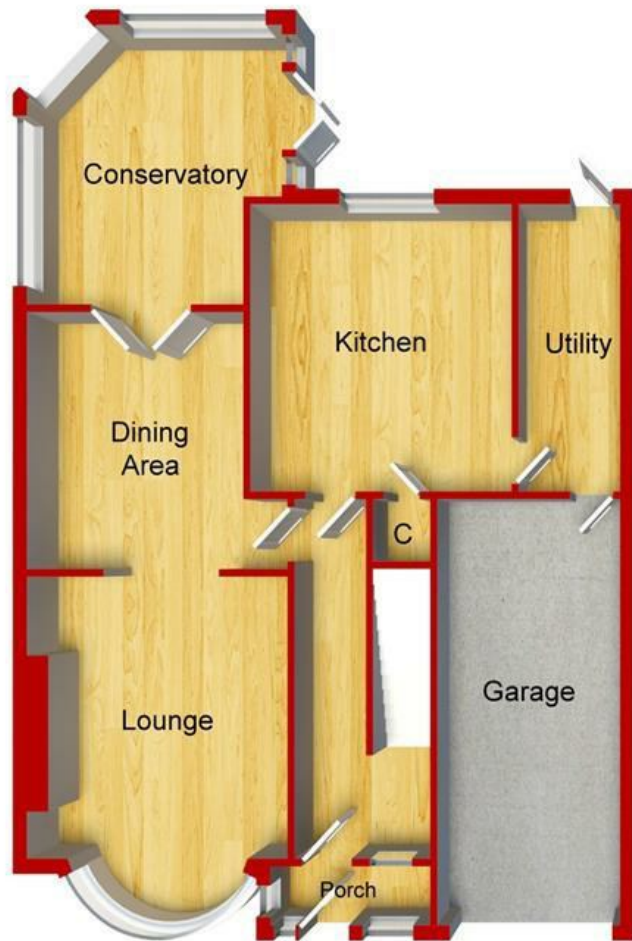
## Ombudsman

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



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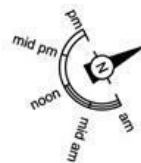
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Ground Floor  
Approximate Floor Area  
(63.47 sq.m)



First Floor  
Approximate Floor Area  
(58.14 sq.m)



# 18 Briarfield Grove