

Occupying a highly sought after position with well proportioned south facing gardens to the rear, this popular style four bedroom bay window semi detached home offers an ideal living space for families within walking distance of good schools, local amenities and the sea front. Internal accommodation comprises reception hall, lounge, dining room, kitchen, four first floor bedrooms and a bathroom, whilst externally there is drive to the front with off street parking for up to three cars, attached garage to the side and mature gardens to the rear. Benefiting from gas central heating and UPVC double glazing, the property is within easy reach of Seaburn Metro station, Sea Road shopping centre, award winning Blue Flags beaches and excellent road links into Sunderland City centre and throughout the wider North East region. Internal inspection comes highly recommended!

MAIN ROOMS AND DIMENSIONS

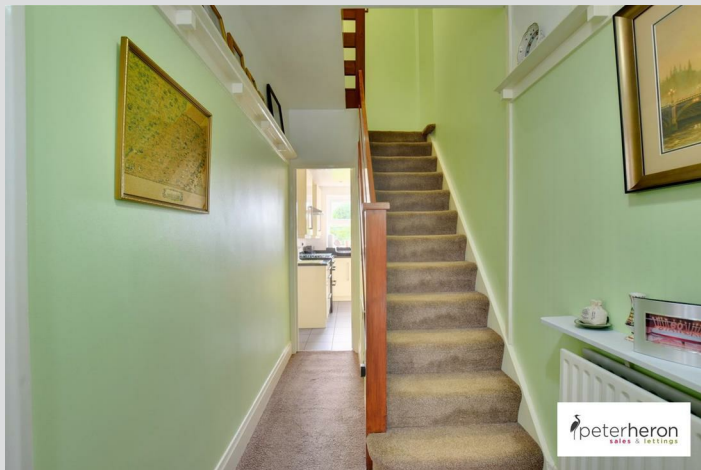
Ground Floor

Access via Composite entrance door.

Entrance Porch

UPVC entrance door to hall.

Reception Hall



Double radiator and staircase to first floor with storage under.

Lounge 11'8" x 11'2"



Double glazed bay window to front elevation, radiator and open plan into dining room.

Dining Room 10'9" x 10'4"



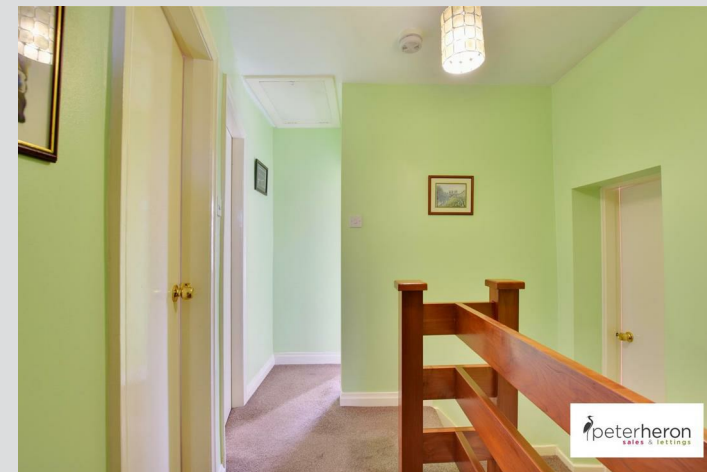
Double glazed bay window to rear elevation, radiator, built in storage and shelving. Door to kitchen.

Kitchen 10'4" x 9'11" maximum



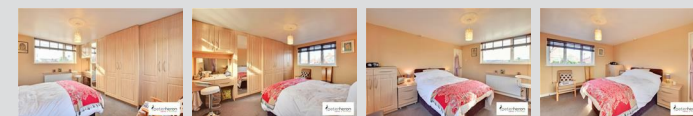
Range of wall and base units with countertops over incorporating sink and drainer with mixer tap. Integrated appliances include cooker hood, low level fridge and freezer and microwave. Space provided for the inclusion of cooker. 2x double glazed windows to the rear elevation and radiator. Door to garage.

First Floor Landing



Loft access hatch.

Bedroom 1 14'7" x 12'4" into wardrobes



Double glazed windows to the front and rear, radiator, built in wardrobes, drawers and dresser comprising a washbasin.

Bedroom 2 13'8" x 10'4"



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

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

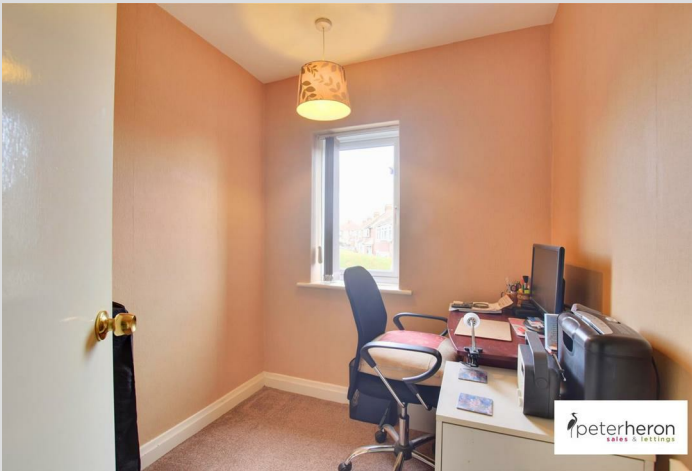
MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'1" x 9'1"



Double glazed window to rear, radiator and built in wardrobe.

Bedroom 4 6'9" x 6'4"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, 2x double glazed window to rear and chrome heated towel rail.

Outside



Garden to front with driveway providing off street parking and access to attached garage. Generous south facing rear garden featuring lawned and block paved areas, two sheds and a gate to access front.

Garage 18'3" x 12'6"



Access via electric roller shutter door, double glazed window and UPVC door to rear, space for a washing machine and dryer and a wall mounted Baxi boiler.

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

MAIN ROOMS AND DIMENSIONS

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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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

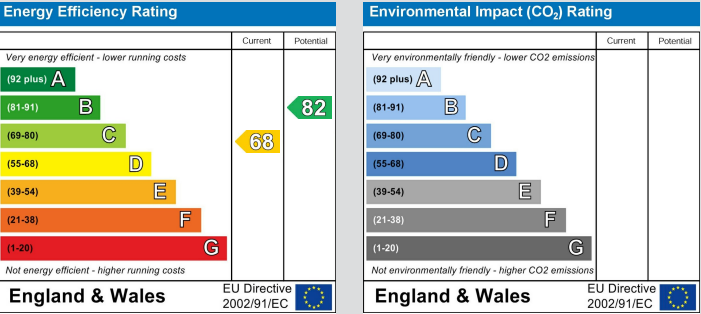
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.





Ground Floor
Approximate Floor Area
(40.80 sq.m)



First Floor
Approximate Floor Area
(52.00 sq.m)

18 Grasmere Crescent