















A fabulous, larger style semi-detached home, providing beautifully appointed and deceptively spacious accommodation, along with a wonderful, mature rear garden within this sought-after area. Internally, the property is accessed via an entrance vestibule leading through to an impressive reception hall with staircase to the first floor. There is a superb lounge to the front with a bay window and wood burning stove, a separate dining room and a stunning 21ft kitchen / diner with patio doors leading out on to the rear garden. On the first floor the generous landing provides access to three well-proportioned bedrooms and an exceptional family bathroom/wc, incorporating a free standing roll top bath and a wet area with shower. Externally there is a garden to the front with a generous driveway leading down the side of the property where there is a garage with attached store. To the rear there is a substantial, established garden with a lawn, patio and planting. This popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. Viewing highly recommended to appreciate this superb home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

### Entrance Vestibule

Inner part glazed door leading through to the reception hall.

### Reception Hall



Impressive reception hall with staircase to the first floor, under stairs cupboard and doors leading to the two reception rooms and kitchen diner.

### Lounge 14'1" into alcove x 18'0" into bay



Double glazed bay window to the front, radiator, wood burning stove, coving to ceiling and a picture rail.

### Dining Room 16'10" max measure into recess x 12'2" into alcove



Double glazed window to the rear, radiator, feature fireplace and coving to the ceiling and a picture rail.

### Kitchen Diner 21'6" x 10'3"



A fabulous kitchen diner fitted with an excellent range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, spaces have been provided for the inclusion of a range style cooker, fridge, a freezer and a washing machine, there is an integrated dish washer, double glazed patio door leading out to the rear garden, double glazed window to the side and a radiator.

### First Floor Landing



A spacious landing with a Velux window providing natural light and two built in storage cupboards.

### Bedroom 1 18'9" into bay x 10'11"



Double glazed bay window to the front, radiator, stripped and varnished floor boards, coving to ceiling and a picture rail.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 13'10" x 11'2"



Double glazed window to the rear, radiator and a picture rail.

## Bedroom 3 10'3" x 7'4"



Double glazed window to the front, radiator and stripped and varnished floor boards.

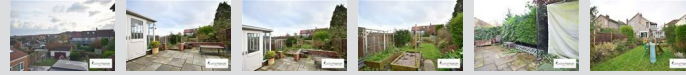
## Family Bathroom



An impressive and spacious bathroom with low level WC, wash hand basin set into vanity unit and free standing roll

top bath, wet area with mains fed shower, there are three double glazed sash style, a tiled floor, part tiled walls and a period style radiator.

## Outside



There is a garden to the front with a driveway providing generous off street parking and access down to the garage, it also benefits from a store area to the rear of the garage, to the rear of the house there is a superb mature garden laid mainly to lawn with an attractive patio area and established planting.

## Council Tax Band

The Council Tax Band is Band D

## 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.

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

## Opening Times

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

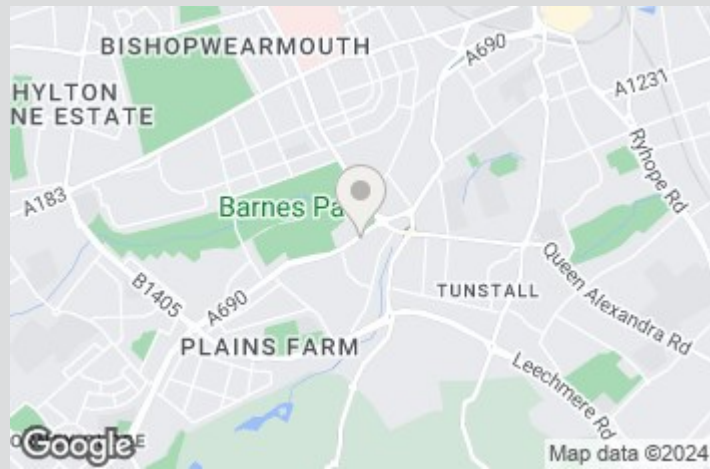
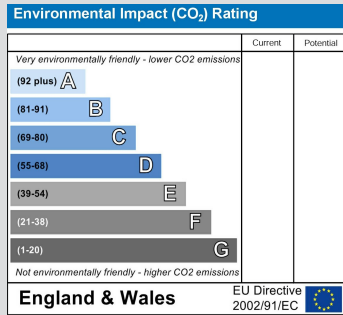
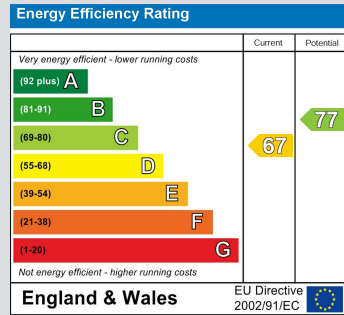
## Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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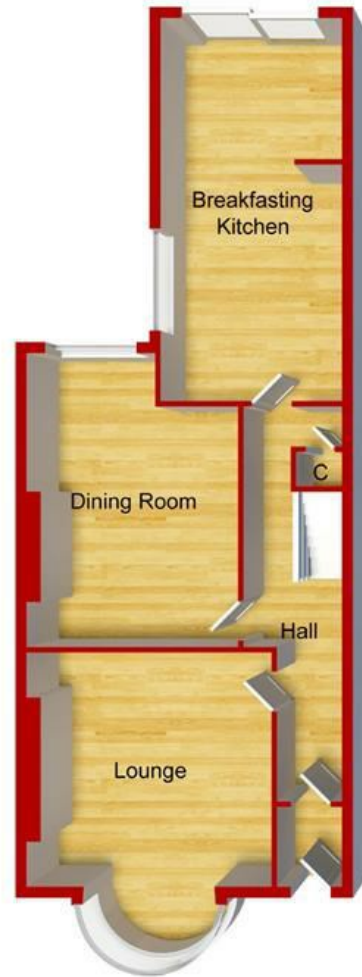
# MAIN ROOMS AND DIMENSIONS

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

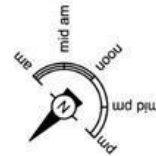


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Ground Floor  
Approximate Floor Area  
(74.66 sq.m)



First Floor  
Approximate Floor Area  
(64.14 sq.m)