









This modernised and upgraded three bedroom semi-detached house provides beautifully appointed accommodation within this sought after residential area. Internally the stylish interior is accessed via an entrance vestibule, leading through to an impressive hall with a feature staircase to the first floor with oak and glass insert. There is a superb open plan lounge and dining room with a wood burning stove and the stunning extended kitchen is fitted with an excellent range of quality units, luxury worksurfaces and high end appliances. On the first floor there are three bedrooms and a fabulous, contemporary bathroom/wc. Externally there is a driveway, useful side access, an attached garage and wonderful, mature gardens to the front and rear with lawned areas, patio and established planting. The property benefits from double glazing and gas central heating to radiators. This convenient location offers easy access to local amenities, shops and schools as well as providing links to Sunderland City Centre and to major road connections. We highly advise arranging an early viewing, to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed sliding door to the

Entrance Vestibule

There is an inner glazed door leading through into the

Hallway



A most impressive hall with attractive oak flooring and a superb staircase with oak and glazed feature leading up to the first floor, there is also a radiator and doors leading off to the lounge, dining room and kitchen.

Lounge 13'2" x 12'4" into alcove



With a double glazed window to the front, the oak flooring continues from the hallway into the lounge, there is a radiator and a wood burning stove, the room opens through into the dining room.

Dining Room 12'2" x 11'4" into alcove



With a double glazed window to the rear, radiator and oak flooring.

Kitchen 16'7" max inc fitted units x 8'9" narrowing to 7'0



A stunning kitchen fitted with an excellent range of contemporary units with luxury work surfaces over, incorporating a inset sink unit, integrated appliances include a Bosch five burner gas hob, Bosch double electric oven, Bosch microwave, fridge, a freezer and a dishwasher, there is a tiled floor, tall radiator, double glazed door to the rear garden, double glazed window to the rear and a door to the garage.

First Floor Landing



With a double glazed window to the side, the spacious landing provides access to the three bedrooms, family bathroom and there is also a loft access hatch.

Bedroom 1 12'11" x 10'0" not inc fitted robes



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'0" x 10'0" not inc robes



Double glazed window to the rear, radiator, built in wardrobes and a built in cupboard.

Bedroom 3 8'6" x 8'2"



Double glazed window to the front and a radiator.

Family Bathroom



A fabulous family bathroom fitted with a contemporary suite comprising a low level WC, wash hand basin set into vanity unit and a bath with mains fed shower over, there is a feature radiator, attractive tiled walls and floor and two double glazed windows.

Outside



To the front of the property there is a delightful garden, a driveway providing off street parking and access to the attached garage, there is a useful side access, and to the rear is a beautiful garden with lawned areas, patio and a selection of established planting.

Garage 16'4" x 8'3"

An attached garage with an up and over access door there is a double glazed window, wall mounted boiler, space has been provided for the inclusion of a washing machine and tumble dryer and there is an internal door providing access into the kitchen

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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:-

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Important Notice Part 2

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

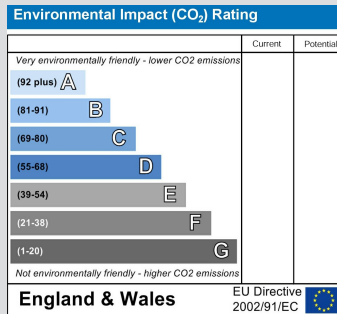
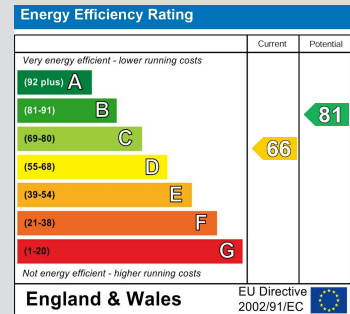
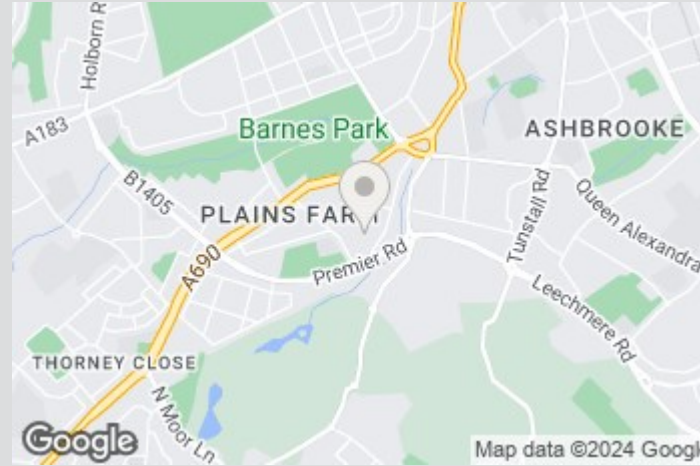
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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