









An extended four bedroom semi-detached home, providing generous accommodation and enjoying a wonderful, mature rear garden within this ever popular and convenient location. Internally the accommodation is accessed via an entrance vestibule, leading through to a hall with a staircase to the first floor. There is a delightful lounge with a bay window to the front, a family room with archway opening through to the kitchen / diner and a rear porch with downstairs WC. To the first floor there are four bedrooms, bathroom and a separate wc. Externally there is a lawned garden to the front with a block-paved driveway, a garage and to the rear a generous, established garden, laid mainly to lawn. The property is ideally placed for local amenities, shops and schools and transport connections including Stadium of Light Metro Station. Available with immediate vacant possession and no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via front door into

Entrance Vestibule

Inner door to

Hall



With a radiator, stairs to the first floor and doors to the lounge, family room and kitchen/diner.

Lounge 11'9" x 10'11"



With a brick fireplace with electric fire, built in wooden shelving and storage, a double glazed bay window to the front elevation and glass panelled doors opening into the family room.

Family Room 12'7" x 8'10"



With bricked alcoves and built in shelving, built in storage cupboards, a radiator and archway opening into kitchen/diner.

Kitchen/Diner 18'11" x 7'0" max



A spacious kitchen and dining area featuring a range of wall and base units with countertops over, incorporating a single bowl stainless steel sink and drainer unit, space provided for a fridge freezer and cooker, double glazed window to the rear and glass panelled doors to the rear garden and outhouse.

Rear Porch 7'1" x 5'2"



Utility cupboard, door to the wc and a door to the rear garden.

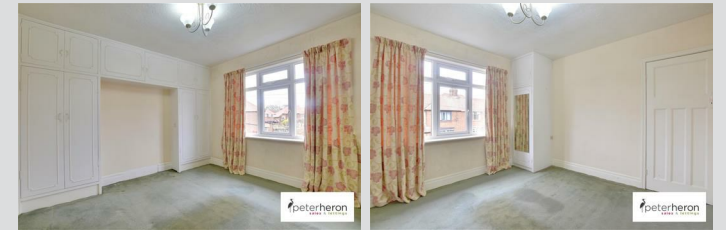
WC

First Floor Landing



Landing with two double glazed windows and doors to the 4 bedrooms, bathroom and separate WC.

Bedroom 1 11'0" x 11'9"



There is a double glazed window to the front, built in storage cupboard, built in wardrobes and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'9" x 11'9"



There is a double glazed window to the rear, built in wardrobes and a radiator.

Bedroom 3 10'10" x 8'7"



There is a double glazed window to the rear, built in wardrobes and a radiator.

Bedroom 4 8'7" x 11'3"



There is a double glazed window to the front, built in wardrobes and a radiator.

Bathroom



There is a a double radiator, double glazed window to the front, part tiled walls, hand wash basin and unit, bath with overhead shower and radiator.

Seperate WC



Low level WC.

Outside



Generous gardens to the front and rear of the property, there is a garage, two sheds and a gated driveway providing off-street parking.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are

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MAIN ROOMS AND DIMENSIONS

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

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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

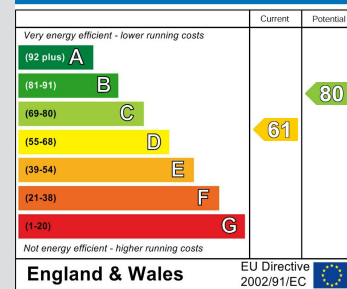
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman Fst

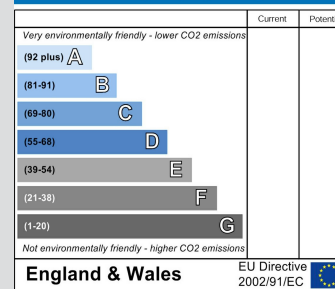
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating



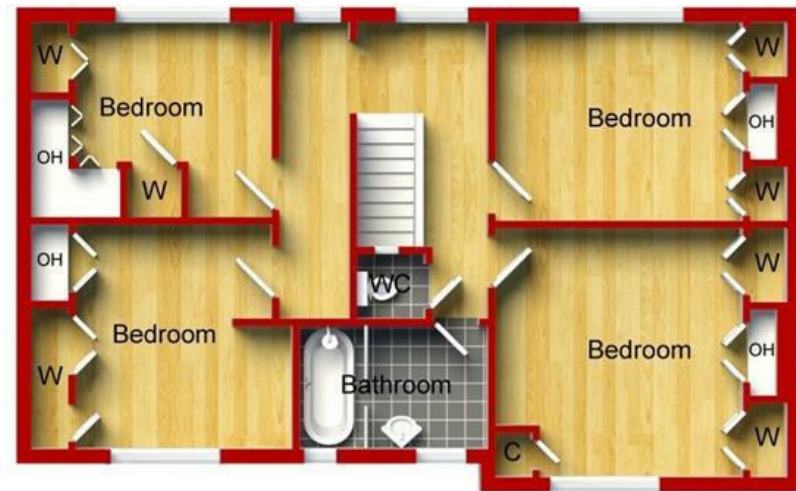
Environmental Impact (CO₂) Rating



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Ground Floor
 Approximate Floor Area
 (56.77 sq.m)



First Floor
 Approximate Floor Area
 (58.32 sq.m)

