









This stunning four bedroom house has been extensively extended and remodelled to create an exceptional home, within this highly sought after area. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor, lounge and a fabulous open plan kitchen / dining and living area. This superb open plan space has an impressive modern fitted kitchen, French doors to the rear garden and a vaulted ceiling with sky light windows. Completing the ground floor is a useful utility and a contemporary shower room/wc. On the first floor there are four bedrooms and a spacious family bathroom/wc with walk in shower. Externally there is a generous driveway to the front and an attractive, landscaped garden to the rear. Located in this well established and sought-after area, the property is within easy access of many excellent amenities including schools and shopping facilities and there are good connections to Sunderland City Centre, the A19 and A690. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Reception Hall



Stairs to first floor and double radiator.

Lounge 13'10" x 12'5"



Double glazed window to front, radiator, electric fireplace and storage cupboard. Open plan into kitchen/dining and living area.

Kitchen/Dining and Living Area 21'11" x 15'10" maximum



This superb open plan space boasts vaulted ceiling skylight

windows, 3x double glazed windows and UPVC French doors to rear. Double radiator and vertical radiator.

Kitchen Area



An excellent range of contemporary wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven, 5 burner gas hob and cooker hood. Space for fridge freezer.

Living Area



Utility 6'1" x 5'10"



Wall and base units countertops over providing space for washing machine and tumble dryer. Vertical radiator and UPVC door to rear. Door to Shower room.

Shower Room



Superb suite comprising of a low level WC, washbasin vanity unit and walk in waterfall shower, chrome heated towel rail and radiator.

First Floor Landing



Access point to loft.

Bedroom 1 14'1" x 8'10"



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'9" x 6'6"



Double glazed window to rear, radiator and storage cupboard.

Bedroom 3 6'10" x 10'0"



Double glazed window to rear, double radiator and access point to loft.

Bedroom 4 8'5" x 8'1"



Double glazed window to front, radiator and built in storage.

Bathroom



Modern suite comprising of a low level WC and washbasin vanity unit, free standing bath and walk in shower cubicle, vertical radiator, double glazed window heated towel rail.

Outside



There is a generous driveway to the front providing off street parking, integral garage and beautiful landscaped gardens to the rear with sheltered seating area perfect for alfresco dining.

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

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

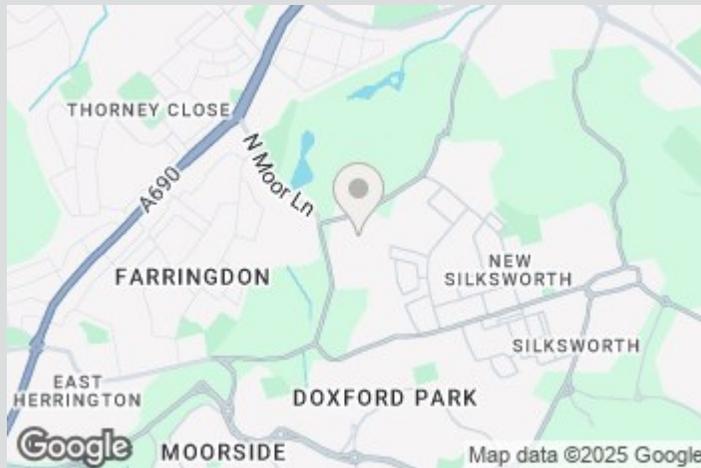
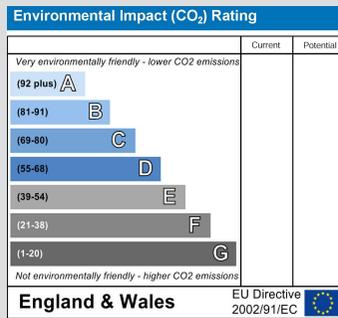
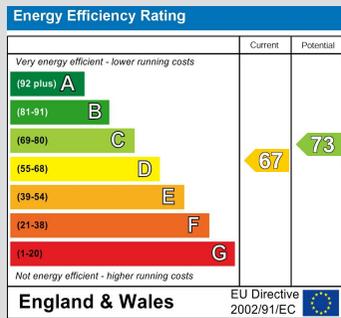
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Floor 0



Floor 1

Approximate total area⁽¹⁾

116.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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