









This stunning move-in ready and semi-detached home has been extended and is set perfectly back off the road, by a lovely front grassy area and welcoming cherry tree. The light and bright lounge features an inviting fireplace, an elegant front facing bay window and a large rear window. There is also a separate dining room and a wonderful conservatory with a vaulted ceiling and access to the beautiful garden. Modern breakfasting kitchen with stylish cabinets and access to the garden and garage. The downstairs is completed with a cloakroom/wc. The first floor features a huge double bedroom and a good sized second double bedroom, as well as a spacious shower room/wc with a pedestal sink and heated towel rail. The home also has gas central heating to radiators, double glazing, block paved driveway to the front, and a single garage. The gorgeous rear garden has a lovely grassy area, a patio perfect for summer barbeques, a great outside store, and is framed by newer fencing and beautiful landscaping. Conveniently situated, close to local shops and schools as well as providing easy access to Sunderland City Centre, Sunderland Royal Hospital and transport connections. Available for sale with immediate vacant possession and no upper chain involved, early viewing is highly recommended!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

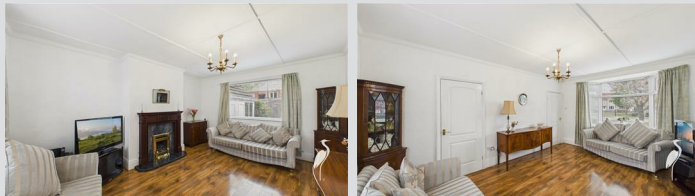
Access via Composite entrance door.

## Entrance Hall



Radiator, double glazed window to front elevation and staircase to first floor.

## Lounge 12'5" x 16'10"



Enjoying a dual aspect with a double glazed bay window to the front and a double glazed window to the rear elevation, two radiators and a feature fireplace.

## Dining Room 12'9" x 11'10"



Double glazed window to rear elevation, radiator and storage cupboard. Doors to kitchen and conservatory.

## Breakfasting Kitchen 11'6" x 13'0"



Fitted with a superb range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Space has been provided for a cooker, fridge freezer and dishwasher. Double glazed window and UPVC door to rear. Double radiator and door to garage.

## Conservatory 10'1" x 8'8"



Double glazed windows and UPVC double glazed French doors to rear. Double radiator.

## Ground Floor WC



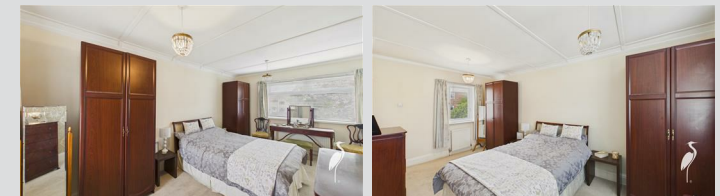
Low level WC and washbasin set into vanity unit and double glazed window to front elevation.

## First Floor Landing



Double glazed window.

## 1st Bedroom 9'6" x 16'11"



Double glazed windows to front and rear elevations, two radiators and built in wardrobes.

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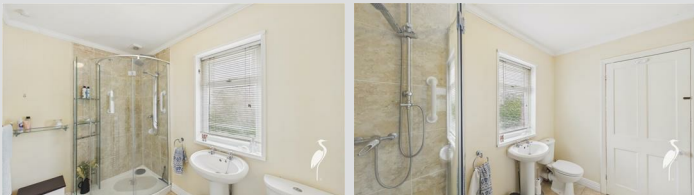
# MAIN ROOMS AND DIMENSIONS

## 2nd Bedroom 10'6" x 10'8"



Double glazed window to front elevation, built in sliding door wardrobes, storage cupboard and radiator.

## Shower Room



An attractive modern suite with a low level WC, washbasin and shower cubicle with dual head waterfall shower, chrome heated towel rail and double glazed window to rear elevation.

## Outside



To the front there is a garden with a block paved driveway providing off street parking and access to the garage. At the rear there is a delightful garden with a lawn, paved patio areas and established planted borders.

## Outside



## Outside



## Garage

Access via a main roller shutter access door, and an internal door to the kitchen.

## Store

Located in the rear garden, providing additional storage space. Two UPVC doors and two windows to rear.

## Council Tax Band

The Council Tax Band is Band A.

## 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:-  
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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.

## 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](http://peterheron.co.uk)

## Opening Times

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

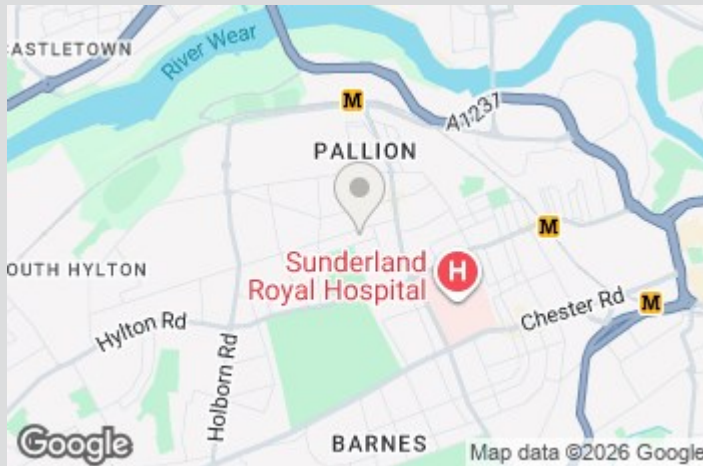
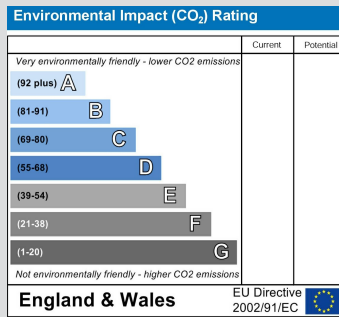
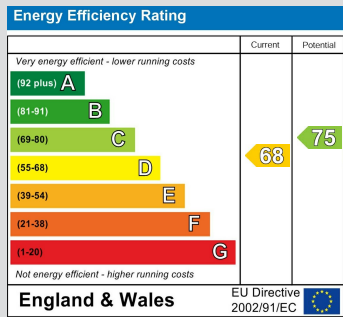
## Ombudsman

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

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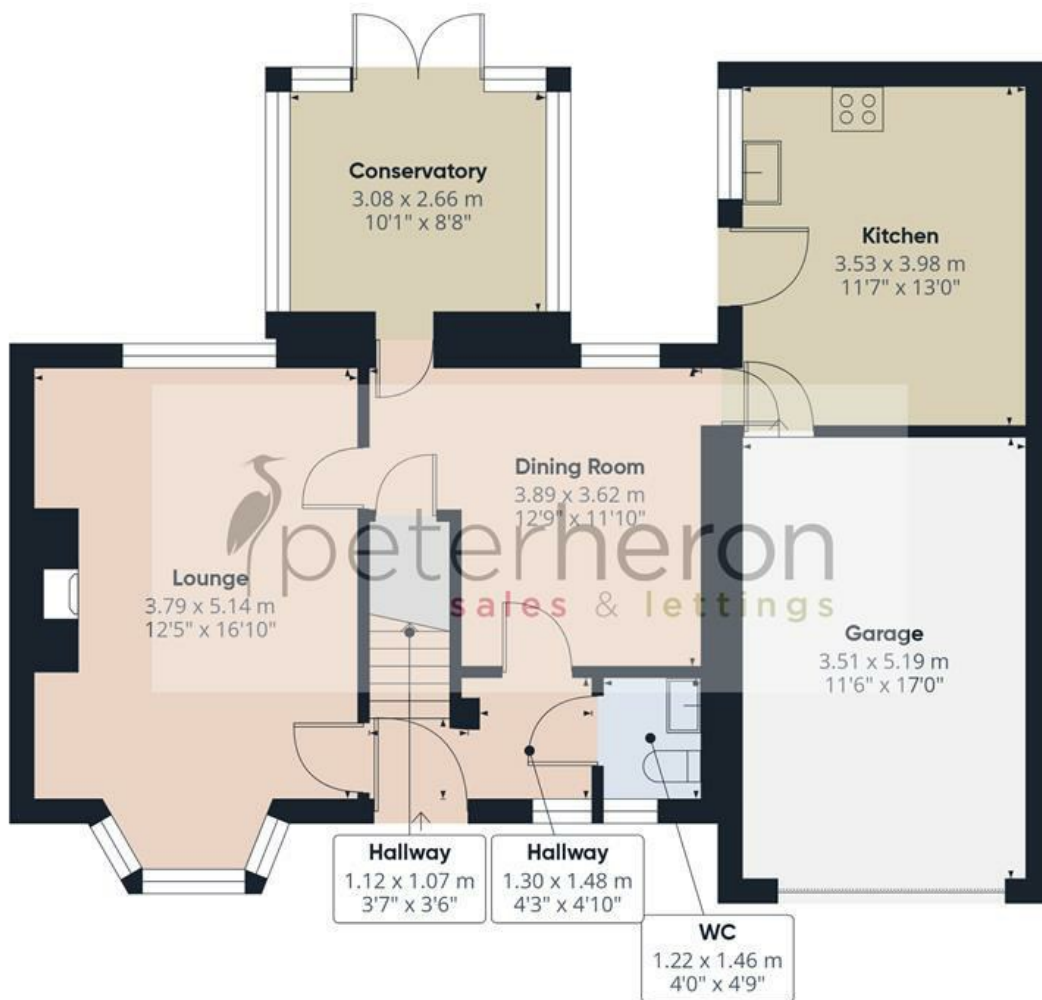
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Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

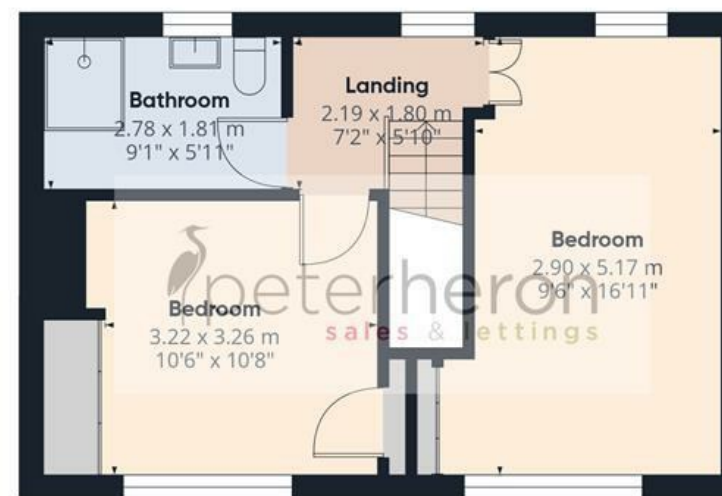


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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

116.7 m<sup>2</sup>  
1255 ft<sup>2</sup>

(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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