





DON'T TAKE LIFE TOO SERIOUSLY.
NOBODY GETS OUT ALIVE ANYWAY.



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This stunning, extended four double bedroom semi-detached home, features a wonderful rear garden, backing on to Barnes Park. The property has been extended, remodelled and comprehensively upgraded to an exceptional standard. Internally the stylish interior is accessed via an entrance porch, connecting through to a superb reception hall with staircase to the first floor. There is a lounge to the front with a bay window and wood burning stove, sliding doors lead through to a fabulous, open plan kitchen / dining and family area that spans the width of the property. The kitchen is fitted with an excellent range of units, breakfast bar, a selection of integrated appliances and bi-folding doors to a delightful garden room overlooking the garden. From the kitchen there is also access to a useful utility and a cloakroom/wc. To the first floor there is master bedroom with with dressing area and a contemporary en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Externally there is a generous driveway, an integral garage with remote control roller shutter access door and a beautiful garden to the rear laid mainly to lawn with a patio and a covered seating area. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. We highly advise arranging a detailed inspection to appreciate the location, open view to the rear and the remarkable standard of accommodation this outstanding home has to offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a central Composite door to

Entrance Porch

There is a tiled floor, double glazed windows to either side, an inner double glazed door leading through to the reception hall.

Reception Hall



A spacious reception hall with staircase to the first floor with under stairs storage cupboard, there are part panelled walls, a tall feature radiator and doors leading off to the lounge and there is a further door to the open plan kitchen dining and family area.

Lounge 13'5" into alcove x 13'5" into bay



This attractive room has a double glazed bay window to the front, a radiator, wood burning stove and sliding doors leading through to the open plan kitchen dining and family area.

Open Plan Kitchen, Dining And Family Area 27'0" x 7'6" extending to 11'1"



This fabulous open plan area incorporates the kitchen, dining and family area, the kitchen is fitted with an excellent range of contemporary units with work surfaces over incorporating a breakfast bar and a 1 1/2 bowl sink and drainer unit. Integrated appliances include a Bosch double electric oven, an induction hob with an extractor chimney over, a microwave and a slimline dishwasher, space has been provided for the inclusion of a American style fridge freezer. There is a double glazed window to the rear, a double glazed door to the rear patio area, a tall radiator, a door to the utility and double glazed bi folding doors connecting through to the garden room.

Garden Room 10'9" x 8'11"



With double glazed windows overlooking the garden and far beyond, there is a double glazed door providing access out into the patio area and there is a radiator.

Utility 5'4" x 4'5"



With a fitted wall unit and fitted work surface, space has been provided for the inclusion of a washing machine and tumble dryer, there is a tiled floor, a door to the garage and a door to the cloakroom/WC.

Cloakroom/WC



With a low level WC and a mini wash hand basin set into vanity unit, there is a radiator, tiled floor, part tiled walls and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



The spacious landing has a lightwell providing additional light, doors lead off to the four bedrooms and family bathroom.

Bedroom 1 12'5" x 8'11" max measure inc fitted robes



Double glazed bow window to the front, a radiator, fitted wardrobes and access to the dressing area.

Dressing Area

With fitted wardrobes and drawer units, there is a door leading through to the en suite.

En Suite



With a contemporary suite comprising of a low level WC, wash hand basin set into vanity unit, and a step in shower cubicle with mains fed shower, there is a radiator, tiled walls and double glazed window .

Bedroom 2 13'8" into bay x 9'4" not inc robes



Double glazed bay window to the front, radiator and there are fitted sliding door wardrobes.

Bedroom 3 11'3" x 9'6" not inc robes



Double glazed window to the rear providing superb views over the garden and far beyond, there is a radiator and fitted sliding wardrobes.

Bedroom 4 9'8" into bay x 8'11"



Double glazed box style bay to the front and there is a radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Fitted with a modern suite comprising a low level WC, a wash hand basin set into vanity unit and a P shaped bath with mains fed shower over, there is a radiator and two double glazed windows.

Outside



To the front of the property there is a generous driveway providing off street parking as well as access to the integral garage, to the rear is a beautiful garden laid mainly to lawn with a patio area, featuring a superb covered area.

Garage 12'1" long x 9'2" wide

With a remote control access door, the garage benefits from power and lighting and an internal door to the utility.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 936 years from 29/09/1956 and the Ground Rent is £8.40

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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Fawcett Street Viewings

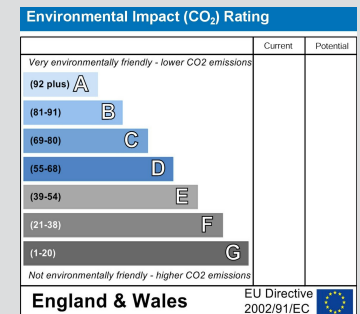
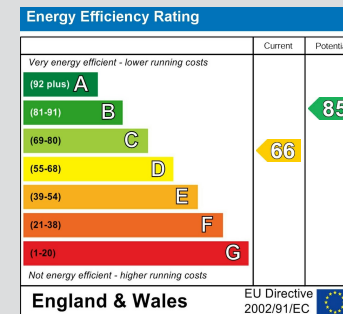
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

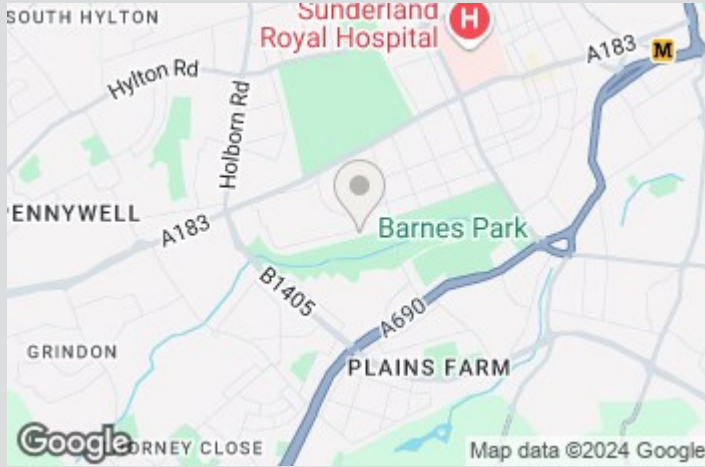
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MAIN ROOMS AND DIMENSIONS



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