









Sitting on a lovely corner plot with attractive, mature gardens to the front, side and rear, and enjoying a foot of cul-de-sac position on this highly sought after avenue set close to Fulwell Mill; this attractive three bedroom, pre-war semi offers a comfortable living space perfect for families!

The accommodation is arranged over two floors and comprises: an entrance porch, reception hall, lounge, dining room, kitchen, three first floor bedrooms and a bathroom, and features of note include gas central heating and UPVC double glazing. In addition to the beautiful gardens at the exterior, the property also has a drive, together with a detached brick garage.

Walking distance from a good selection of urban amenities, the property is well placed for schools, Seaburn Metro Station and is also within easy reach of the coast with its award winning Blue Flag beaches.

Providing good access through to Sunderland City Centre and the A184 toward Newcastle Upon Tyne; this wonderful home offers a rare opportunity to those who wish to live in a quiet location, but with everything of their door step.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Tiled floor, glazed door to hall.

Reception Hall



Spindle balustrade staircase, delft rack, radiator with radiator cover, understairs cupboard.

Lounge 11'5" x 14'0" into bay



UPVC double glazed bay window overlooking attractive gardens to the front, open recess to chimney breast allowing for fire, coved cornice to ceiling, single radiator.

Dining Room 11'5" x 14'2" into bay



UPVC double glazed bay window overlooking rear gardens, single radiator, recess to chimney breast, coved cornice to ceiling.

Kitchen 8'4" x 6'11"



Modern base and eye level units with timber style working surfaces and upstands incorporating a single drainer stainless steel sink unit with pedestal mixer taps, electric hob with built under electric oven and overhead extractor hood, tempered glass splashback, integrated microwave oven, plumbing for automatic washing machine, integrated fridge freezer, worktop lighting, fitted wine rack, UPVC double glazed window to rear overlooking the gardens, LED downlights, tile effect laminate flooring, UPVC double glazed door leading out into side gardens.

First Floor Landing

Built in cupboard with hanging rails.

Bedroom 1 (front) 11'8" x 14'6"



Maximum dimensions into built in wardrobes and UPVC double glazed bay window to front, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 12'2" x 11'5"



Maximum dimensions into built in wardrobes (the wardrobes conceal a wall mounted gas combination boiler serving hot water and radiators), UPVC double glazed window to rear, single radiator, laminate flooring.

Bedroom 3 (front) 7'7" x 6'3"



UPVC double glazed window to front, single radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath with overhead power shower and glass screen - Champagne coloured suite with wall tiles, tile effect laminate flooring, UPVC lined ceiling, UPVC double glazed window, access point to loft, single radiator.

Outside



Generous mature gardens to the front with well stocked borders and manicured lawn together with a drive access via wrought iron gates providing access to a detached brick GARAGE with up and over door.

Garage 9'6" x 16'1"

Window to side, single door providing access into side garden with pedestrian gate to driveway at front and access into enclosed lawned gardens to the rear with mature borders.

Council Tax Band

The Council Tax Band is Band B

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 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

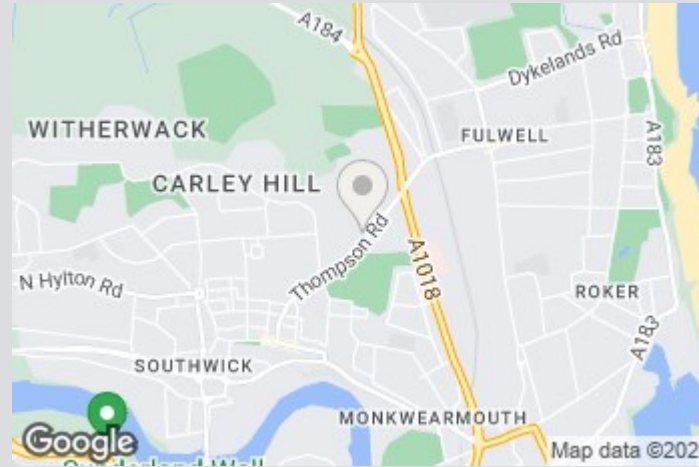
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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

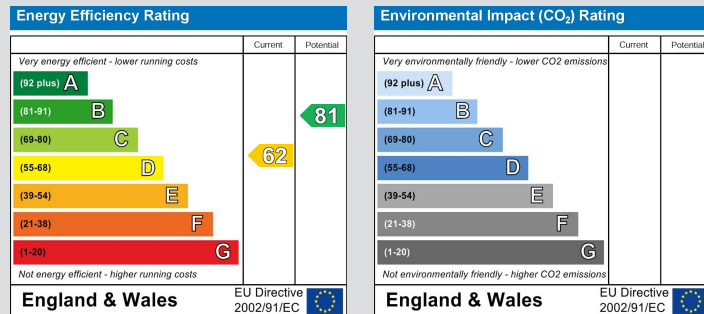
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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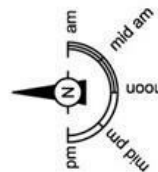
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Ground Floor
Approximate Floor Area
(45.95 sq.m)



First Floor
Approximate Floor Area
(44.75 sq.m)



25 Shotley Avenue