

With wonderful West facing gardens to the rear and attractive internal décor throughout, this popular style 3 bedroom bay windowed semi sits along one of Fullwell's most sought after streets set close to outstanding urban amenities. With accommodation arranged over 2 floors, the property features an entrance porch, hall, lounge, open plan kitchen diner with French doors leading out into spacious lawned gardens, 3 first floor bedrooms and a bathroom. Features of note include gas central heating, UPVC double glazing, a large patterned concrete drive to the front with off street parking for up to 3 cars together with a garage to the rear. Walking distance from good schools and Sunderland's magnificent coastline with Blue Flag beaches, this fine home is also situated close to Seaburn Metro making it ideal for commuting. Immediate internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door.

Entrance Porch

Double glazed windows and inner door into the hall.

Hall



Staircase to first floor and a radiator.

Lounge 11'4" x 11'7"



Double glazed bay window to the front, radiator, gas fireplace with mantle and surround, wood effect laminate flooring and coved corning.

Dining Kitchen 16'11" x 10'3"



Fit with base and eye level units with work surfaces over incorporating a sink and drainer unit and a breakfast bar. Integrated appliances include an oven, hob and extractor hood. There's a boiler store, double glazed window, wood effect laminate flooring, pantry cupboard, gas fireplace and a radiator. There are French style doors leading out to the rear garden.

First Floor Landing

Double glazed window and access to loft via a ceiling hatch.

Bedroom 1 12'4" x 10'0"



Double glazed window and a radiator.

Bedroom 2 9'5" x 9'6" into fitted wardrobes



Double glazed bay window, radiator and fitted wardrobes.

Bedroom 3 6'11" x 10'4"



Double glazed window, radiator and wood effect laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Fit with a low level WC, wash basin set into vanity unit, panelled bath and step in shower enclosure with overhead shower. There's a double glazed window, tiled walls and flooring and a heated towel rail.

Outside



There is a long driveway leading to a garage for off street parking to the front whilst at the rear there is delightful garden laid mainly to lawn with a storage shed.

Important Notice 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 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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Viewings

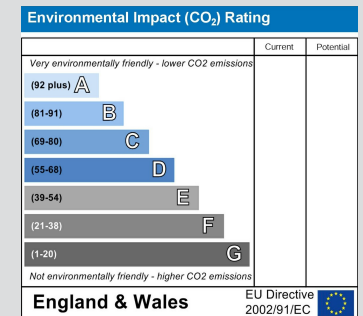
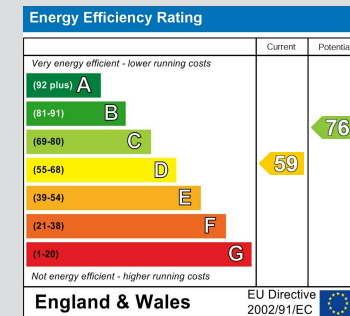
To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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MAIN ROOMS AND DIMENSIONS

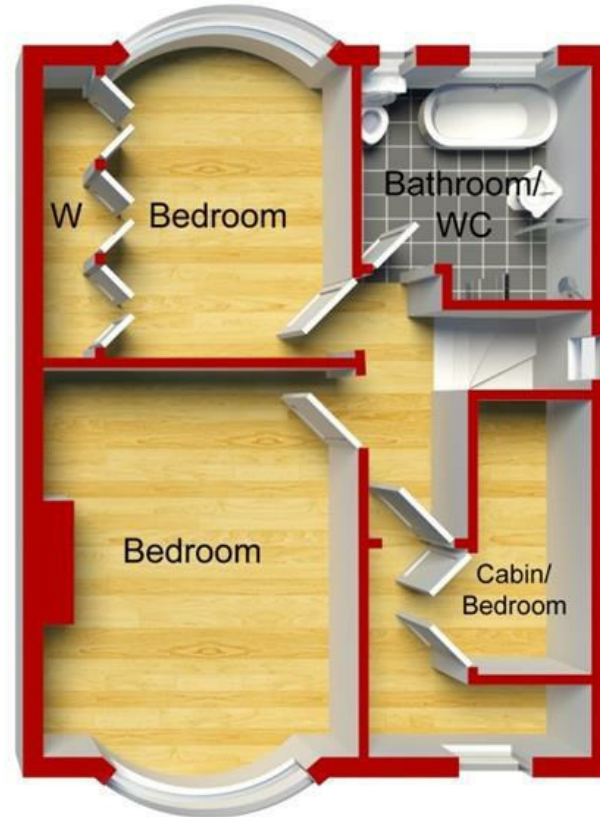


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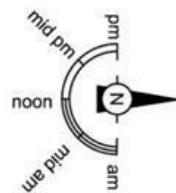
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Ground Floor
Approximate Floor Area
(37.68 sq.m)



First Floor
Approximate Floor Area
(37.78 sq.m)



27 Coniston Avenue