









An impressive, extended four semi-detached house, occupying a delightful position cul-de-sac position within this highly regarded area. Internally the well presented accommodation includes a reception hall with staircase to the first floor, two spacious reception rooms and a fitted breakfasting kitchen. On the first floor there are four bedrooms and a generous family bathroom/wc. Externally there is a driveway to the front providing excellent off street parking, an integral garage and an attractive garden to the rear. This location is ideal for access to local amenities, shops and well regarded schools as well as providing excellent road connections to surrounding areas. We highly advise early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to reception hall.

Reception Hall



Radiator, delft rack and staircase to first floor with understairs storage cupboard.

Dining Room 14'5" into bay x 11'8" into alcove



Double glazed bay window to front, radiator and feature fireplace.

Lounge 14'11" x 11'7" into alcove



Double glazed door to rear, radiator, feature fireplace with living flame effect gas fire and delft rack.

Breakfasting Kitchen 16'2" x 11'1"



Wall and base units with work surfaces over incorporating sink and drainer unit, breakfast bar, space for cooker, fridge freezer and washing machine, radiator, double glazed window to rear and a double glazed door to rear.

First Floor Landing



Radiator and loft access hatch.

Bedroom 1 17'11" max including fitted robes x 9'1"



Double glazed window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 13'11" into bay x 11'8"



Double glazed bay window to front and radiator.

Bedroom 3 12'1" x 8'3" not including robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 4 5'10" x 7'3"



Double glazed window to front and radiator.

Bathroom



Low level WC, pedestal washbasin, panel bath and step in shower cubicle with an electric shower, tiled walls, radiator and double glazed window.

Outside



There is a generous driveway to the front providing off street parking whilst to the rear there is a delightful garden with a lawn and decked area.

Garage 16'0" x 9'1"

Integral garage with up and over access door.

Council Tax Band

The Council Tax Band is Band C.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 13/5/1936 and the Ground Rent is £0.

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.

Important Notice

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. 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

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MAIN ROOMS AND DIMENSIONS

warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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 £210.00 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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