









A delightful bay windowed four bedroom semi detached home sitting within this quiet cul-de-sac and with the added bonus of having a converted garage creating additional space for a family room with ground floor shower room and additional utility. Internal accommodation comprises entrance porch, reception hall, lounge, dining room, extended kitchen, family room, shower room and utility whilst at first floor level there are four bedrooms and a large family bathroom. Benefiting from gas central heating and UPVC double glazing, the property has gardens to the front, side and rear and a large drive providing off street parking for three cars. Set within this highly desirable Pre-war estate set under the sails of Fulwell Windmill, the property is walking distance from a superb range of amenities including good schools, Sea Road shopping centre, Seaburn Metro station and is also within easy reach of the Sea Front, City Centre and major routes leading to through to the wider North East conurbation. Something quite special, this delightful home is sure to impress all who view!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

UPVC double glazed door to

## Entrance Porch

Tiled floor, radiator, part glazed door to the reception hall.

## Reception Hall



With spindle balustrade staircase, single radiator, wood effect laminate flooring.

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



UPVC double glazed windows to front elevation, living flame gas fire with Newminister style surround inset and hearth, wall preparation for flat screen TV, coved cornice to ceiling.

## Dining Room 11'5" x 14'10" into bay



UPVC double glazed French doors leading out into rear gardens, wood effect laminate flooring, double radiator, coved cornice to ceiling.

## Kitchen 18'4" x 7'8"



Selection of base and eye level units with granite coloured working surfaces, incorporating a single drainer stainless steel sink unit, pedestal mixer taps, tiled splashbacks, electric halogen hob with tempered glass splashback and overhead extractor hood, built under fan assisted electric oven, space for fridge freezer, integrated dishwasher, low level plinth lighting, UPVC double glazed windows to rear elevation, wall mounted contemporary design vertical column radiator.

## Family Room 10'2" x 19'5"



UPVC double glazed window to front elevation, a wonderful space ideal for families and entertaining and features wood effect laminate flooring, wall preparation for flat screen TV, double radiator, interconnecting door to utility.

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# MAIN ROOMS AND DIMENSIONS

**Utility 13'6" x 5'5"**



UPVC double glazed window to front elevation, UPVC double glazed door to side, plumbing for washing machine, space for tumble dryer, built in cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, wood effect LVT flooring, door to shower room.

**Shower Room**



Low level WC with cistern and washbasin with mixer tap, corner shower cubicle - attractive white suite with marble effect LVT flooring and stone effect UPVC lined walls, wall mounted extractor unit, ladder design heated towel rail.

**First Floor Landing**

Built in cupboard.

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



UPVC double glazed window to front elevation, double radiator.

**Bedroom 2 (rear) 11'7" x 14'7" inot bay**



UPVC double glazed windows to rear elevation, fitted wardrobes with sliding mirror fronted doors, double radiator.

**Bedroom 3 (front and side) 10'4" x 13'2"**



UPVC double glazed windows to front and side aspects, single radiator.

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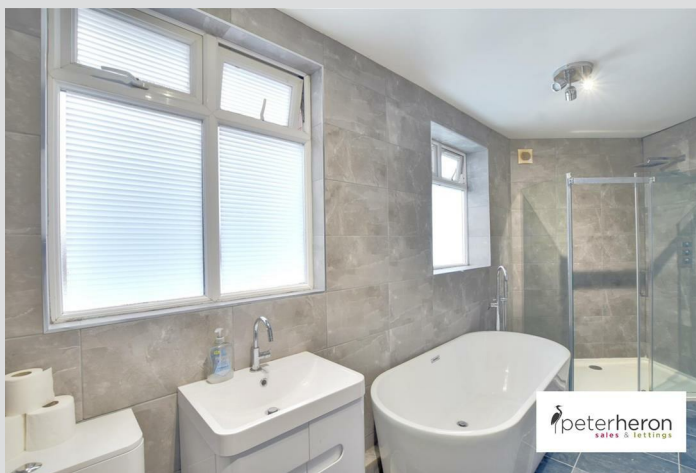
# MAIN ROOMS AND DIMENSIONS

## Bedroom 4 (front) 7'6" x 6'11"



UPVC double glazed window to front elevation, single radiator, wood effect laminate flooring.

## Bathroom



Low level WC with concealed cistern, washbasin set into vanity with cupboards under, large corner shower cubicle with rain fall shower head, free standing double ended bath with floor mounted shower taps - attractive white suite with floor tiles, wall tiles, wall mounted extractor unit, UPVC double glazed windows to rear elevation, ladder design heated towel rail, vertical contemporary design column radiator.

## Outside



College set block paved drive to front providing off street parking for three cars, enclosed south facing gardens to the side and enclosed gardens to the rear.

## 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 01/06/1936 and the Ground Rent is £3.15 per annum.

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 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 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 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.

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

## Opening Times

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

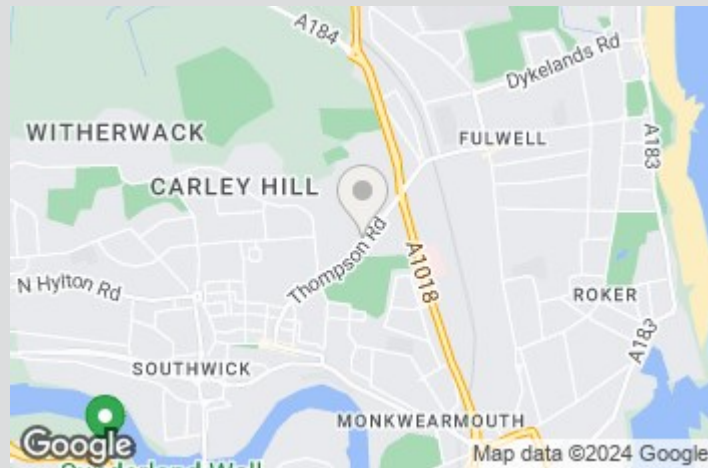
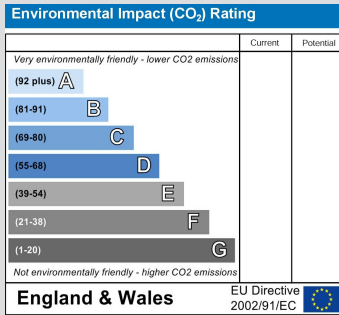
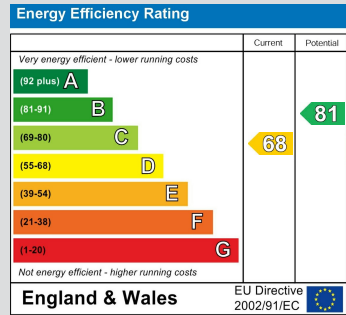
## Ombudsman

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