

A spacious and impressive three bedroom semi-detached home with a large garage to the rear, occupying a delightful cul-de-sac position within this highly regarded area. The accommodation is accessed via an entrance porch leading through to a superb hall with staircase to the first floor and a cloakroom/wc, there are two generous reception rooms and a modern breakfasting kitchen. On the first floor there are three bedrooms and a modern bathroom/wc, incorporating a shower cubicle. Externally there are delightful mature gardens to the front, side and rear, as well as a large garage. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. With no upper chain involved, early viewing is essential to appreciate the accommodation and location of this wonderful home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Porch



Double glazed windows and inner door to

### Hallway



Staircase to first floor, two radiators, feature bow window to the side with stained and leaded glass detailing.

### Cloakroom/WC



Low level WC and washbasin, double glazed window.

### Lounge 14'1" into bay x 12'8" into alcove



Double glazed bay window to front, radiator, feature fireplace with living flame effect gas fire.

### Dining Room 15'7" into bay x 12'8" into alcove



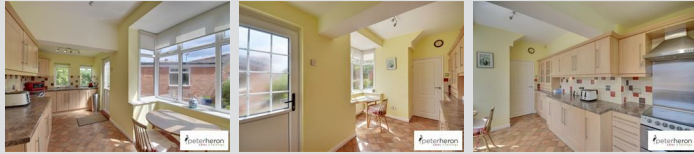
Double glazed bow style bay window to rear, radiator and feature fireplace.

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# MAIN ROOMS AND DIMENSIONS

## Breakfasting Kitchen 15'5" extending to 17'8" x 7'11" extending to 9'3"



Fitted with a range of modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a fridge freezer, space for cooker and washing machine, radiator, double glazed box style bay to the side, two double glazed windows to rear and double glazed door garden.

## First Floor Landing

Loft access hatch with a pull down ladder leading up to a floor and boarded out loft space with a Skylight window and the benefit of power and lighting. Double glazed window to side.

## Bedroom 1 14'2" into bay x 10'9" not inc wardrobes



Double glazed bay window to front, radiator and fitted wardrobes.

## Bedroom 2 13'3" x 9'3" not including robes



Double glazed window to rear with views over the playing fields, radiator and fitted wardrobes.

## Bedroom 3 6'11" x 7'4"



Double glazed window to front and radiator.

## Bathroom



Spacious modern suite comprising of a low level WC, washbasin set into vanity unit and panel bath, step in shower cubicle with mains shower, airing cupboard housing the central heating boiler. Double glazed window and chrome ladder style radiator.

## Outside



Block paved pathway to the front with a lawned garden, the block paved area continues around to the side of the property opening through to the rear garden which is laid mainly to lawn with planted borders.

## Garage 15'11" wide x 17'7" long

A detached garage located to the rear of the property with an up and over access door, two single glazed windows and door to garden.

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# MAIN ROOMS AND DIMENSIONS

## Council Tax Band

The Council Tax Band is Band D.

## 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

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.

## Fawcett Street Viewings

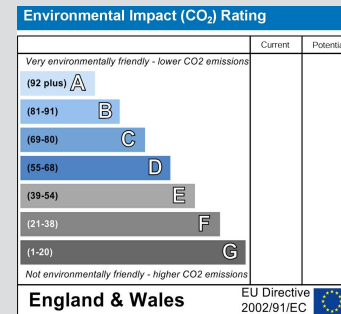
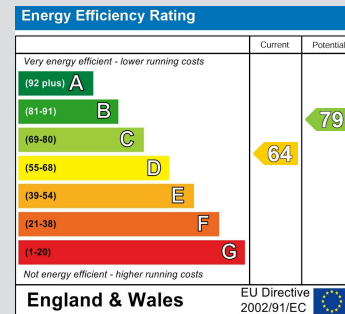
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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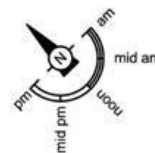
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Ground Floor  
Approximate Floor Area  
(58.57 sq.m)



First Floor  
Approximate Floor Area  
(49.45 sq.m)



28 Alexandra Park