









This stunning three bedroom semi-detached home has been extended and remodelled to provide an exceptional standard of accommodation. Internally the stylish interior includes a hall, lounge to the front and to the rear a fabulous dining kitchen, fitted with an excellent range of units that opens in to a family room. Completing the ground floor is a useful utility and a cloakroom/wc. To the first floor there are three bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a driveway and to the rear a beautiful, landscaped garden with a lawn and a decked area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing is essential to appreciate this sensational home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door.

Entrance Vestibule

Inner composite door to hall.

Reception Hall



Stairs to first floor with storage under and radiator.

Lounge 11'10" x 10'11"



Double glazed bay window to front, radiator and electric fire.

Dining Kitchen 19'5" x 9'6"



Range of modern wall and base units with quartz countertops over incorporating an under mount sink and drainer with mixer tap. Integrated double oven and cooker hood, fridge freezer, dishwasher and wine bar. Storage cupboard, radiator, double glazed window and UPVC French doors to rear. Open plan into family room.

Family Room 13'4" x 11'11"



With aluminium bi-folding doors to rear and radiator.

Utility 6'6" x 5'2"



Wall and base units with countertops providing space for washing machine and tumble dryer.

Cloakroom



Low level WC and washbasin vanity unit.

First Floor Landing



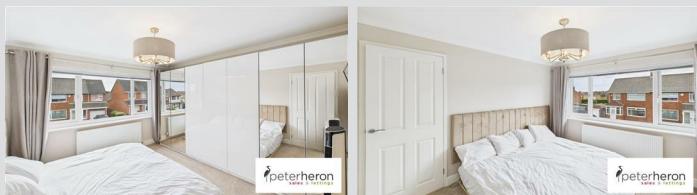
Double glazed window and access hatch to loft.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'5" x 9'4"



Double glazed window to front and radiator.

Bedroom 2 11'0" x 9'4"



Double glazed window to rear and radiator.

Bedroom 3 7'1" x 6'8"



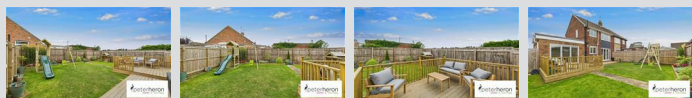
Double glazed window to front and radiator.

Bathroom



Low level WC, double wash basin and bath with shower over, chrome heated towel rail and double glazed window.

Outside



Garden to the front with driveway providing off street parking and to the rear a wonderful garden laid mainly to lawn with an attractive decked area.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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 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 £300.00 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

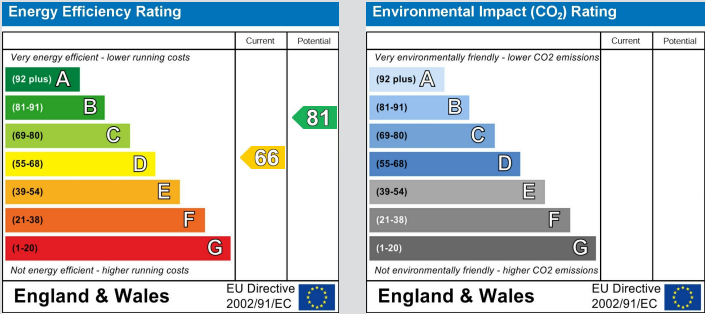
Ombudsman

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

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS





Floor 0

Approximate total area⁽¹⁾

1035 ft²

Balconies and terraces

149 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360