

An extended and beautifully presented four bedroom semi-detached home, ideally located within this ever popular residential area. Internally the impressive accommodation includes an entrance porch, hall with staircase to the first floor, lounge and a separate dining room. There is an excellent breakfasting kitchen with a feature island unit and integrated appliances that opens through to a superb conservatory. Completing the ground floor is a utility and a cloakroom/wc. On the first floor there is a master bedroom with fitted wardrobes and an en-suite shower room, three further bedrooms and a contemporary family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway, a garage and a wonderful garden to the rear with a lawn, decked area and established borders. This location is ideal for shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. With no upper chain involved, we highly recommend early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Porch

Double glazed windows and an inner door into the hall.

Hall



With a radiator and staircase to first floor.

Lounge 16'1" x 10'11"



This attractive room has a double glazed window to the rear, radiator, feature fireplace with living flame effect gas fire and double doors to the dining room.

Dining Room 12'11" x 10'11"



Double glazed bay window to the front and a radiator.

Breakfasting Kitchen 13'1" x 11'2" extending to 11'4" into recess



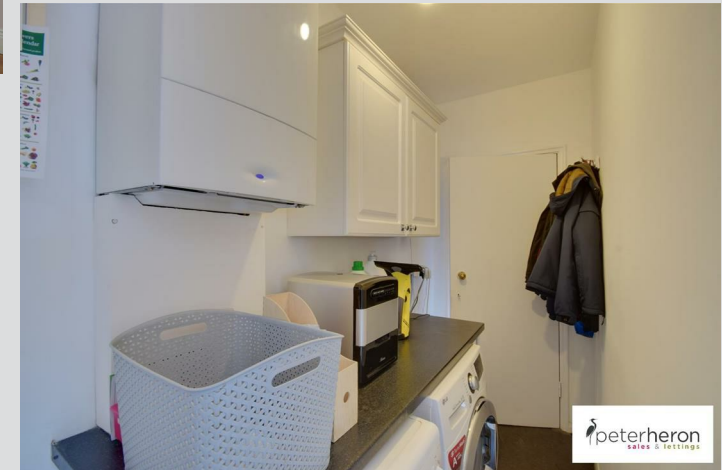
An impressive kitchen fitted with a range of modern wall and base units with work surfaces over incorporating a one-and-a-half bowl sink and drainer unit. There is a feature island unit with a breakfast bar. Integrated appliances include a double electric oven, gas hob, fridge, freezer and dishwasher. There's a door to the utility and the room opens through into the conservatory.

Conservatory 16'6" x 9'6"



Double glazed French door to the rear decked area, glass tinted roof, double glazed windows and a radiator.

Utility 10'6" x 3'8"



With wall units, work surface and space for a washing machine and tumble dryer. There's a door to the cloakroom WC and door to the garage. There's also a wall mounted central heating boiler.

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MAIN ROOMS AND DIMENSIONS

Cloakroom WC



Fit with a low level WC, wash hand basin and radiator.

First Floor Landing

Doors to the bedrooms and family bathroom.

Master Bedroom 15'7" x 10'0" including fitted wardrobes



Double glazed window to the front, radiator, fitted sliding door wardrobes and door to the en-suite.

En-Suite



With a low level WC with concealed cistern, wash hand basin set into vanity unit, step in shower cubicle with electric shower. There's a chrome ladder style radiator and double glazed window.

Bedroom 2 10'11" x 11'1" including fitted wardrobes



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

Bedroom 3 10'11" x 10'11" including fitted wardrobes



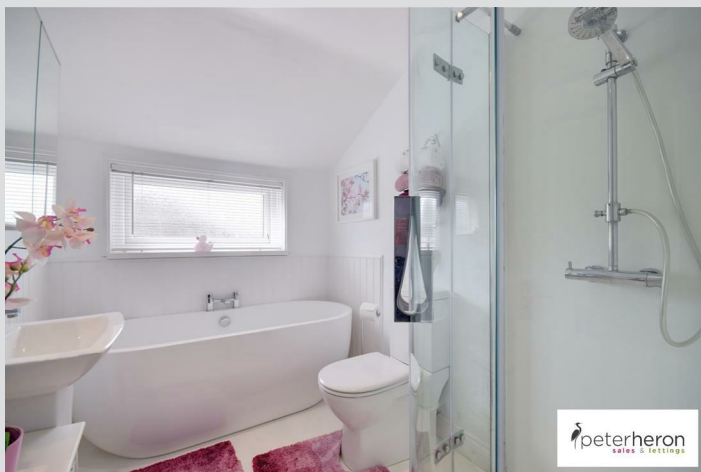
Double glazed window to the rear, radiator, fitted wardrobes and dressing table. There is also a fitted wash hand basin set into vanity unit.

Bedroom 4 7'7" x 6'1"

Double glazed window to the front and a radiator.

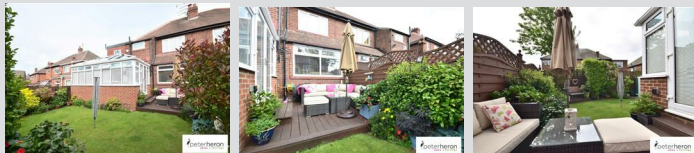
MAIN ROOMS AND DIMENSIONS

Family Bathroom



Fit with a contemporary suite comprising of a low level WC, pedestal wash hand basin, bath and step in shower cubicle with a mains fed shower. There's a chrome ladder style radiator and a double glazed window.

Outside



There's a garden to the front with a driveway providing off street parking and access to the garage whilst to the rear there is a delightful garden with a lawned area, decking and established planted borders.

Garage 16'3" x 10'2"

An integral garage with an up and over access door and an internal door to the utility.

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.

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Viewings

To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

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.

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 (CO₂) 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		
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