















This three bedroom semi-detached house, occupies a superb cul-de-sac position in the ever-popular St Peters Riverside development, set close to Sunderland's magnificent coastline. Internally the accommodation on the ground floor includes an entrance porch, a cloakroom/wc, lounge and a kitchen / diner with patio doors leading out to the rear garden. On the first floor there are three bedrooms and a modern shower room/wc. Externally there are gardens to the front and rear, along with a driveway providing off street parking. The property benefits from gas central heating to radiators and double glazed windows. This location is ideally placed for the coastline and local amenities as well as offering easy access to Sunderland city centre and transport connections. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Radiator.

## Cloakroom/WC



Low level WC and washbasin, radiator and double glazed window.

## Lounge 12'4" x 14'10" not including staircase area



Double glazed bow window to front, 2x radiators, staircase to first floor and door to kitchen/diner.

## Kitchen/Diner 17'8" x 9'4"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, and dishwasher. Space for fridge freezer and washing machine. Radiator, double glazed window to rear and double glazed patio style door leading out to rear garden.

## First Floor Landing

Built in cupboard.

## Bedroom 1 11'5" max into recess x 10'7"



Double glazed window to rear and radiator.

## Bedroom 2 10'5" x 8'8"



Double glazed window to front and radiator.

## Bedroom 3 8'8" x 7'6"



Maximum measurements including staircase area, double glazed window to front and radiator.



# MAIN ROOMS AND DIMENSIONS

## Shower Room



Modern suite comprising of a low level WC with concealed cistern, washbasin vanity unit and step in shower cubicle, radiator, double glazed window, tiled walls and extractor fan.

## Outside



To the front of the property there is a garden with driveway providing off street parking whilst to the rear there is a garden laid mainly to lawn.

## 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

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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.

## Sea Road Viewings

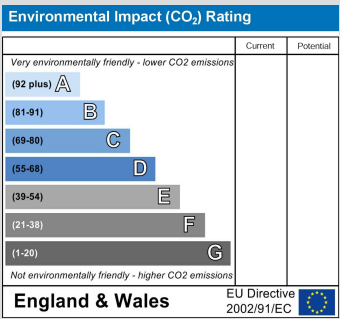
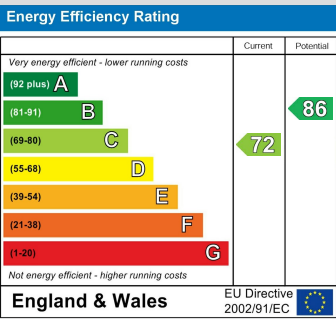
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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



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**Floor 1**

**Approximate total area<sup>(1)</sup>**  
74.7 m<sup>2</sup>

(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.