









An extended four bedroom semi-detached house with a beautiful mature garden, occupying a superb cul-de-sac position within this ever popular area. Internally the well appointed accommodation on the ground floor includes a hall with staircase to the first floor, a shower room/wc, two reception rooms and an attractive breakfasting kitchen. On the first floor there are four bedrooms and a family bathroom/wc. Externally there is a double width driveway to the front, a single garage, useful side access and a wonderful established garden to the rear, laid mainly to lawn with a patio and mature planting. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland City Centre and transport connections. We highly advised a detailed inspection to fully appreciate the spacious accommodation, impressive garden and desirable location this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Hall



There is a radiator, staircase to the first floor and double glazed window to the side, doors connect off to the shower room/WC, lounge, dining room and breakfasting kitchen.

Shower Room/WC



A modern suite with low level WC, mini wash hand basin set into vanity unit and a step in shower cubicle with an electric shower, there is an extractor fan and a chrome ladder style radiator.

Lounge 14'1" into bay x 12'3" into alcove



This attractive room has a double glazed bay window to the front, radiator and a fireplace with a living flame effect gas fire, there is also coving to the ceiling.

Dining Room 12'5" x 12'2" into alcove



Double glazed patio doors leading out onto the rear garden, there is a radiator and coving to the ceiling.

Breakfasting Kitchen 17'1" x 8'7"



Fitted an excellent range of wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a fridge freezer and a dishwasher, there is a Aga and space has been provided for the inclusion of a washing machine, there is a tile floor, two double glazed windows to the rear and a double glazed door also provided access to the garden.

First Floor Landing



Doors leading off to the four bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'3" x 9'11" no inc robes



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

Bedroom 2 12'5" x 11'5" into alcove



Double glazed window to the rear and a radiator.

Bedroom 3 9'8" x 8'8"



Double glazed window to the rear and a radiator.

Bedroom 4 7'1" x 7'5" max inc fitted furniture



Double glazed window to the side, a radiator and fitted furniture including a bed and a wardrobe.

Family Bathroom



Low level WC, pedestal wash hand basin, panel bath with electric shower over, radiator, tiled floor, part tiled walls and a double glazed window.

MAIN ROOMS AND DIMENSIONS

Outside



The property benefits from a double width driveway to the front, a useful side access and to the rear a delightful mature garden laid mainly to lawn with patio area and established planting.

Garage 17'7" long x 10'8" wide

The garage has a main up and over access door and also a door that lead out into the rear garden.

Council Tax Band

The Council Tax Band is Band B

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

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Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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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.

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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(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		
England & Wales	EU Directive 2002/91/EC	

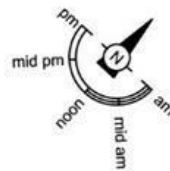


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Ground Floor
Approximate Floor Area
(54.22 sq.m)



First Floor
Approximate Floor Area
(50.11 sq.m)