









This is a wonderful and recently refurbished end link house situated in a popular and convenient location ideally placed for access to the local road networks and the excellent amenities of East and West Boldon.

Beautifully presented throughout, the property features a light and airy living room, contemporary kitchen with integrated appliances, shower room and three first floor bedrooms. Externally there is a garden to the front with driveway and a delightful garden with timber decked seating area.

We recommended early viewing of this impressive home to avoid disappointment!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hallway

Staircase to first floor and radiator.

### Lounge 13'7" x 12'3"



Double glazed window to front, radiator and coving. Arch to

### Kitchen 17'3" x 8'5"



Modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include electric hob and oven, washer/dryer, dishwasher, fridge freezer and microwave. Double glazed window to rear. Double French doors leading out to timber decked seating area.

### Inner Lobby

Radiator and understairs storage.

### Bathroom 8'2" x 6'6"



Low level WC, washbasin and shower cubicle, double glazed window, tiled walls and heated towel rail.

### First Floor Landing

Double glazed window.

### Bedroom 1 13'8" x 12'5"



Double glazed window to front, radiator and storage cupboard.

### Bedroom 2 11'1" x 8'11"



Double glazed window to rear overlooking rear garden and radiator.

Visit [www.peterheron.co.uk](http://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 3 7'11" x 7'8"



Double glazed window to rear and radiator.

## Outside



Lawned garden to front with driveway providing access for multiple vehicles. To the rear a lawned garden with timber decked seating area,

## 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.

## 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

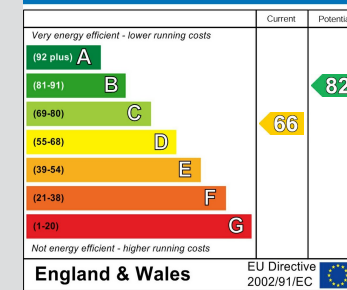
## Opening Times

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

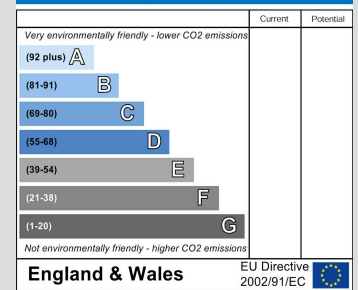
## Ombudsman

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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