









Occupying a generous plot at the head of the cul-de-sac is this extended semi-detached house, featuring a conservatory, delightful rear garden, drive and a garage. The attractive accommodation on the ground floor includes an entrance porch, lounge, kitchen and conservatory whilst to the first floor there are two well-proportioned bedrooms and a bathroom/wc. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via an entrance door into the porch.

Porch

Double glazed windows and internal door into the living room.

Living Room 14'0" x 13'6" into recess



Single radiator, wood effect laminate flooring, double glazed window to the front, gas fireplace with mantle and surround, coved cornice to the ceiling and double doors into the dining kitchen.

Dining Kitchen 17'4" x 7'4"



Fitted with base and eye level units with work surfaces over incorporating sink unit, integrated appliances include fridge freezer and oven with gas hob and extractor hood over. There's a single radiator, wood effect laminate flooring, double glazed window to the rear, coved cornice to ceiling and sliding patio doors into the conservatory.

Conservatory 11'5" x 9'9"



Double radiator and double glazed windows, tiled flooring and door leading to the rear.

First Floor Landing

Double glazed window.

Bedroom 1 12'10" x 11'6" into fitted wardrobes



Double glazed window, radiator, fitted wardrobes, storage cupboard and coved cornice to the ceiling.

Bedroom 2 10'0" x 10'3"



Single radiator, double glazed window, fitted wardrobes and drawers and coved cornice to the ceiling.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, wash hand basin, panelled corner bath with shower head over, fitted overhead spotlights, tiled walls and flooring, single radiator and double glazed window to the side.

Outside



Stone paving to the front with a driveway leading to an attached garage. To the rear of the property there is a delightful, generous garden laid mainly to lawn with mature trees and shrubs, patio seating area and a greenhouse.

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:-

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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. 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.

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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		83	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		61	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



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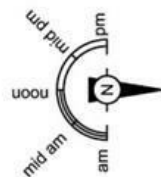
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Ground Floor
Approximate Floor Area
(46.43 sq.m)



First Floor
Approximate Floor Area
(35.24 sq.m)



5 Plantation Square