









An extended four bedroom semi-detached house, occupying a pleasant cul-de-sac position within the sought after area of Elstob Farm. Internally the spacious accommodation on the ground floor includes an entrance porch, hall with a cloakroom/wc and staircase to the first floor, lounge / diner that enjoys a dual aspect and a breakfasting kitchen. On the first floor there are four well-proportioned bedrooms and a shower room/wc. Benefits of the property include gas central heating to radiators and UPVC double glazing. Externally there is a garden to the front with a driveway, a useful side access, garage and an attractive garden to the rear, laid mainly to lawn with planted borders. This popular residential area is close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. With immediate vacant possession and no upper chain involved, we highly advise arranging a viewing to appreciate the potential this home has to offer and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance door into porch.

Porch

Double glazed windows and door into hall.

Hall



Staircase to first floor landing, radiator, under stairs storage cupboard and door to cloakroom WC.

Cloakroom WC



Fitted with low level WC, pedestal wash hand basin and a window.

Lounge Diner 23'10" x 12'5" (max)



This spacious room enjoys a dual aspect with a double glazed window to the front and double glazed sliding patio doors leading to rear garden. There are 2 radiators, a fireplace with mantle and surround and coved cornice to ceiling.

Breakfasting Kitchen 18'11" x 10'7"



Fitted with base units with work surfaces over incorporating sink and drainer unit. Space has been provided for the inclusion of a washing machine, dishwasher, cooker, fridge freezer and breakfasting table and chairs. There is a radiator and double glazed windows to the side and rear and access into rear porch.

First Floor Landing

Loft hatch.

Bedroom 1 11'10" x 10'11" (into fitted wardrobes)



Double glazed window to the front, radiator and numerous built-in wardrobes.

Visit 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 2 11'7" x 11'8"



Double glazed window to the rear with superb views across the surrounding areas, a radiator and fitted wardrobes and drawer units.

Bedroom 3 8'8" x 7'10"



Double glazed window to the front and a radiator.

Bedroom 4 23'9" x 9'4"



This bright, spacious room enjoys a dual aspect with double glazed windows to the front, side and rear. There are also 2 radiators.

Bathroom



Fitted with low level WC, pedestal wash hand basin, panelled bath with shower head over, double glazed window and a heated towel rail.

Outside



There is a lawned garden to the front with established trees and shrubs, a driveway leading to an attached garage and a gate providing access to the rear of the property. Whilst to the rear there is a delightful, neat and tidy lawned garden, with patio seating areas and mature hedges.

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.

Visit 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

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

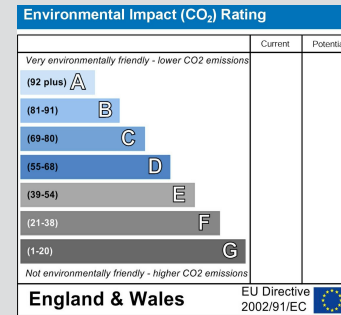
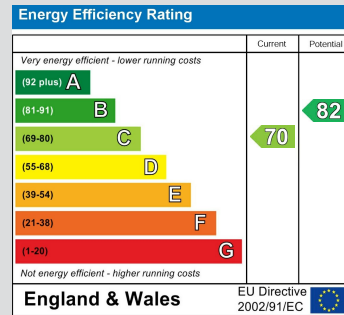
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.

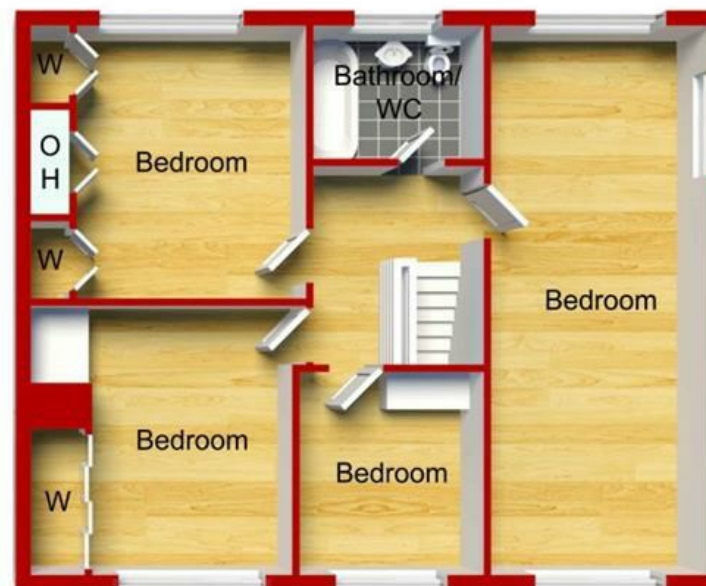


Visit www.peterheron.co.uk or call 0191 510 3323

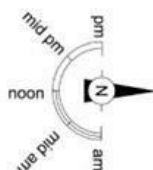
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(50.94 sq.m)



First Floor
Approximate Floor Area
(62.38 sq.m)



5 Wilden Court