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Springwell Road, Springwell, Sunderland

£159,950







An impressive, extended four bedroom semi-detached house improved to an excellent standard. Internally, the well-appointed accommodation includes to the ground floor of a hall with staircase to the first floor, lounge connecting through to a dining room that opens through to a delightful conservatory, a fabulous contemporary kitchen and there is a useful lobby area. From the lobby there is access to bedroom four and a 'Jack & Jill' wet room/wc. To the first floor there are three well-proportioned bedrooms and a bathroom/wc. Externally there is a garden to the front with a block-paved driveway whilst to the rear is a superb low maintenance garden. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. With no upper chain involved, we highly advise viewing to appreciate this superb home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There are double glazed windows, an attractive staircase to the first floor, radiator and doors leading of to both the lounge and kitchen.

Lounge 14'6" x 10'0" into alcove



Double glazed bow window to the front, radiator, feature fireplace with living flame effect gas fire, the room opens through into the dining room.

Dining Room 9'1" x 8'7"



With a radiator, door to the kitchen and the room opens out into the conservatory.

Conservatory 8'0" x 6'10"



Double glazed door to the patio area, there are double glazed windows providing a pleasant aspect over the garden.

Kitchen 12'3" x 10'0" max



The kitchen is fitted with an excellent range of contemporary wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric oven, microwave, electric hob, slimline dishwasher and a washing machine, space has also been provided for the inclusion of a fridge freezer, there is a double glad window to the rear, radiator, built in cupboard and the room opens through into the lobby.

Lobby

Double glazed external door to the rear, internal doors to both the Jack and Jill wet room and bedroom four.

Bedroom 4 11'7" x 10'10" max



Double glazed bow window to the front, a radiator and a door to the Jack and Jill wet room.

Jack and Jill Wet Room



Low level WC, mini wash hand basin set into vanity unit, walk in wet area with electric shower, part tiled walls, chrome ladder style radiator and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Double glazed window to the side and doors leading off to the three bedrooms and bathroom.

Bedroom 1 10'9" not inc robes x 9'6"



Double glazed window to the rear, radiator, fitted sliding wardrobes and a built in cupboard.

Bedroom 2 9'11" x 8'11"



Double glazed window to the front, radiator and built in cupboard.

Bedroom 3 7'7" x 7'8" not inc recess



Double glazed window to the front, radiator and built in cupboard.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with electric shower over, there are tiled walls and floor, radiator and two double glazed windows.

Outside



To front of the property is delightful garden and a block paved driveway, a useful side access and to the rear an attractive low maintenance garden mainly paved.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band A

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

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

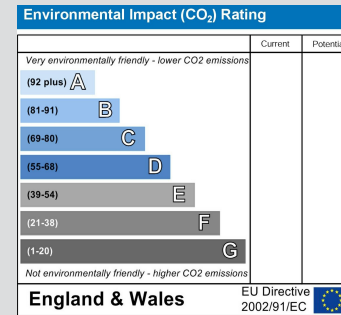
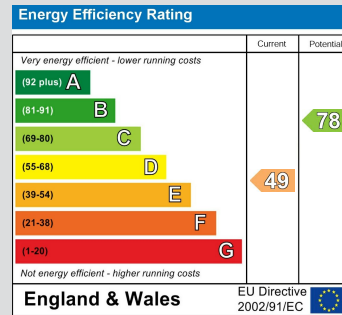
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

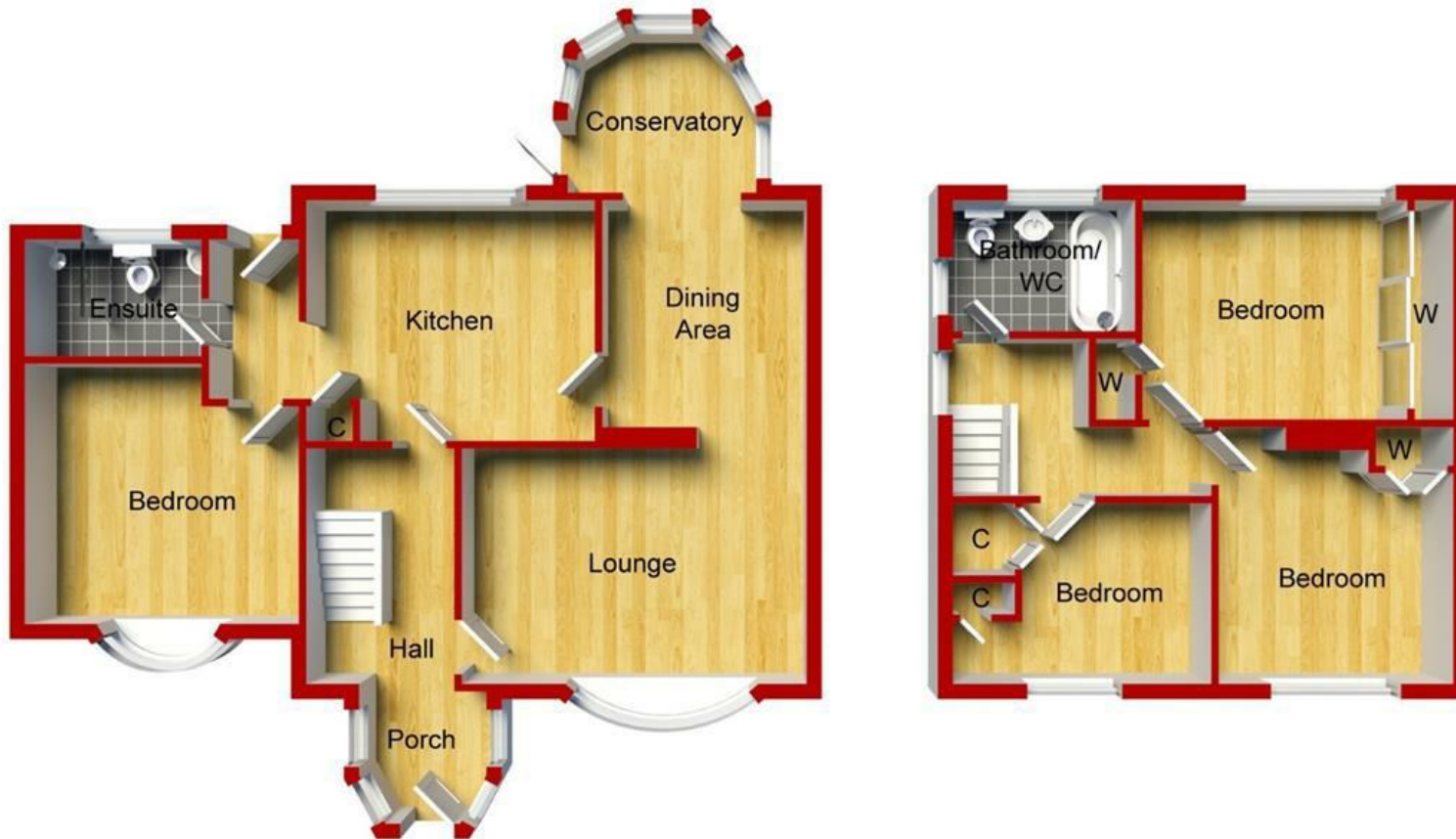
Ombudsman

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

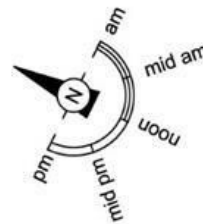


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Ground Floor
Approximate Floor Area
(63.70 sq.m)



First Floor
Approximate Floor Area
(43.45 sq.m)

50 Springwell Road