









This stunning semi-detached home enjoys a wonderful open aspect to the rear and a fabulous, stylish interior, sympathetically upgraded retaining many attractive character features. The beautifully appointed accommodation is accessed via an entrance vestibule, connecting through to a grand reception hall with  $\frac{3}{4}$  panelled walls, impressive staircase to the first floor and a cloakroom/wc. At the front of the property there is a wonderful lounge with bay window and stove whilst to the rear there is an exceptional open plan living, dining and kitchen with wood burning stove. The kitchen is fitted with a fabulous range of quality units, wood worksurfaces and a selection of integrated appliances. On the first floor there are three well-proportioned bedrooms and a high end, contemporary bathroom/wc, incorporating a walk in shower. and a further separate wc. Externally there is a garden to the front with a driveway, an attached single garage, useful side access and a landscaped garden to the rear with a lawn and patio area. This delightful location is ideally placed for local amenities, well regarded schools, shopping facilities and also for access into Sunderland City Centre and transport connections including the Metro system. We have no hesitation in recommending a detailed inspection to fully appreciate this outstanding home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via central double glazed door to

### Entrance Vestibule

Central double glazed door with double glazed window to both sides, there are tiled floors and an inner door leading through to the reception hall.

### Reception Hall



Spacious and impressive reception hall with three quarter panelled walls, period style radiator and staircase to the first floor.

### Cloakroom/WC



Low level WC and wash hand basin set into vanity unit.

### Lounge 16'9" into bay x 11'10" into alcove



Attractive room has a double glazed bay window to the front, radiator, gas fired stove, delft rack and coving to the ceiling.

### Open Plan Dining Kitchen/Living Area max measure 27'10" x 9'10" extending to 16'7" into



Fabulous open plan dining kitchen in living space with a floor to ceiling bay to the rear, with central double glazed door leading out onto the patio area, double glazed windows to the side and rear as well as the vaulted ceiling with sky light window providing additional natural light, there is a wood burning stove and three radiators, the kitchen area is fitted with an impressive range of quality units with wood work surfaces over incorporating a Belfast style sink unit, integrated appliances include a fridge, freezer, dishwasher and washing machine, and space has also been provided for the inclusion of a range style cooker.

### Dining Area



### Living Area



# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



With a feature single glazed window to the side, there is a loft access hatch with pull down ladder.

## Bedroom 1 17'3" into bay x 11'10" into alcove



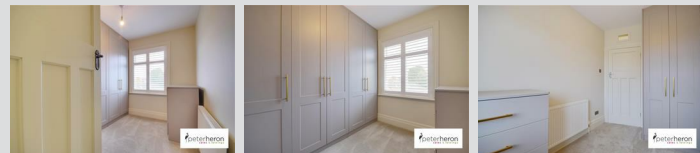
Double glazed bay window to the front and a radiator.

## Bedroom 2 13'10" x 11'11" into alcove



Double glazed window to the rear with views over the garden and playing fields beyond, with also a radiator.

## Bedroom 3 8'1" x 10'11" max measure inc fitted robes



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

## Family Bathroom



Stunning family bathroom with four piece suite comprising a low level WC, wash hand basin set onto a unit, bath and

walk in shower with mains fed shower, there is a tiled floor, part tiled walls, radiator and two double glazed windows.

## Outside



There is a garden to the front with a driveway providing off street parking and access to the single GARAGE, there is also a useful side access and to the rear there is a beautiful landscape garden with a lawn and patio area.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## Important Information (dec)

These details have been prepared in good faith from information taken during our inspection of the property. They have not yet been verified by the seller and should therefore not be relied on in any way and used for general information only.

## 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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

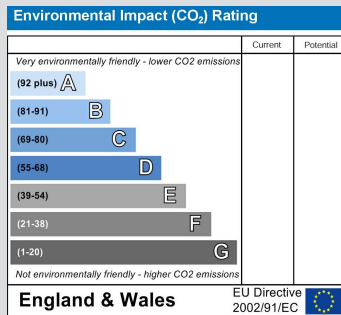
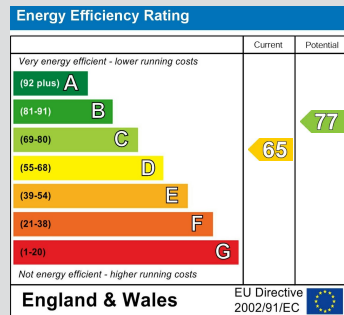
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

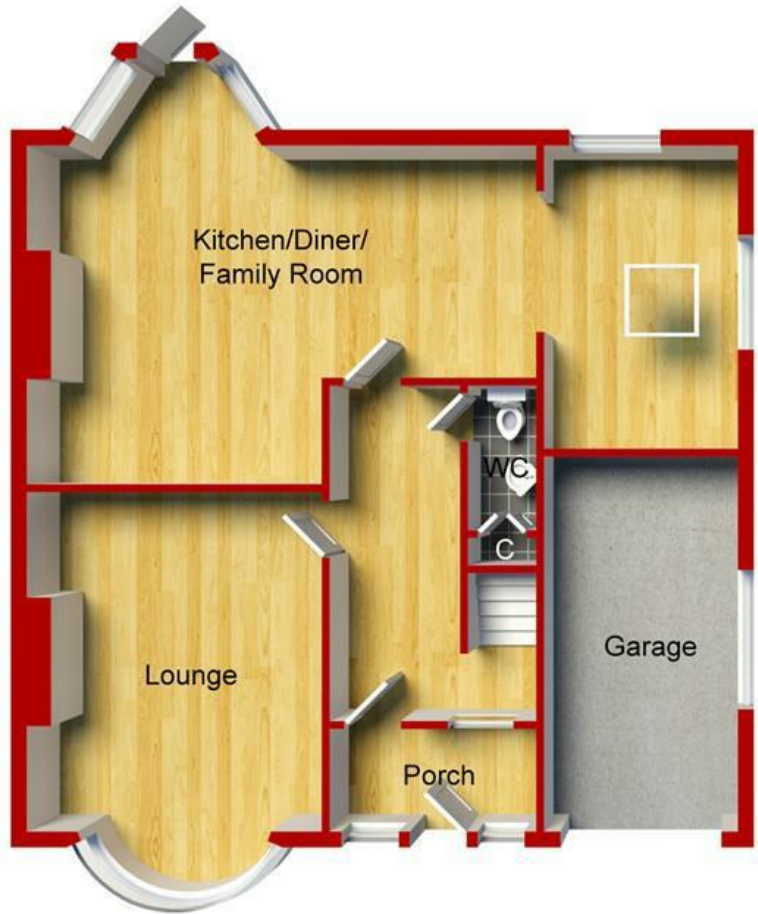
## Ombudsman

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

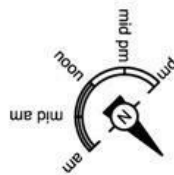


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Ground Floor  
Approximate Floor Area  
(66.13 sq.m)



First Floor  
Approximate Floor Area  
(55.82 sq.m)