















A beautifully presented three bedroom semi-detached home, featuring an impressive, stylish interior, situated within this ever popular and convenient area. The immaculate interior includes an entrance porch, a superb lounge and a fabulous kitchen / diner, fitted with an excellent range of contemporary units, a selection of integrated appliances and bi-fold doors to the rear garden. To the first floor there are three bedrooms and a modern bathroom/wc. Benefits of the property include UPVC double glazing, gas central heating, driveway to the front and an attractive garden to the rear. This location is ideally positioned for easy access to the shops and cafés on Sea Road, close to all amenities, schools and boasts excellent transport links to Sunderland City Centre and wider road networks. We highly recommend early viewing to appreciate this impressive home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

### Entrance Porch



Inner UPVC door to lounge.

### Lounge 14'7" x 16'0"



Double glazed window to front, electric fireplace, radiator and stairs to first floor. Door to kitchen.

### Kitchen/Diner 14'6" x 7'8"



Range of modern wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor fan, microwave, fridge freezer and dishwasher. Storage cupboard and radiator. Double glazed window and Bi-folding patio doors to rear.

## First Floor Landing



Double glazed window to side elevation and access point to loft.

### Bedroom 1 8'5" x 13'10"



Double glazed window to front, radiator, built in wardrobes and feature panelled wall.

### Bedroom 2 8'5" x 9'10"



Double glazed window to rear and radiator.

## Bedroom 3 5'9" x 10'4"



Double glazed window to front and radiator.

## Bathroom



Modern suite featuring low level WC, washbasin vanity unit, bath with waterfall shower over, chrome heated rail and double glazed window.

## Outside



Garden to the front with driveway providing off street parking, whilst to the rear a good size garden laid mainly to lawn with patio seating areas.

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

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease has 946 years remaining and the Ground Rent is £25.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

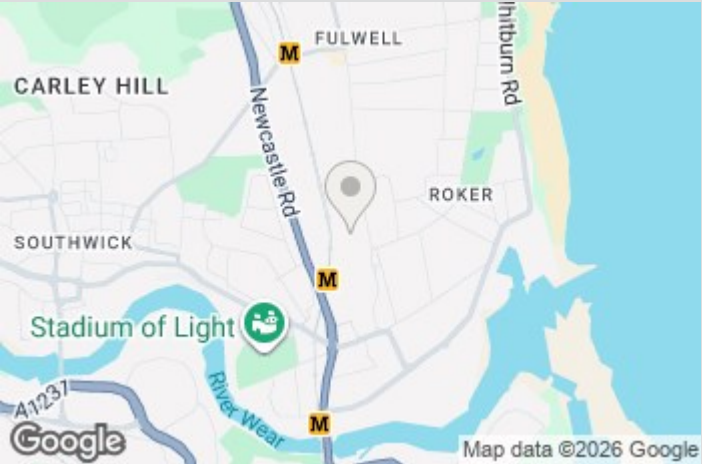
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

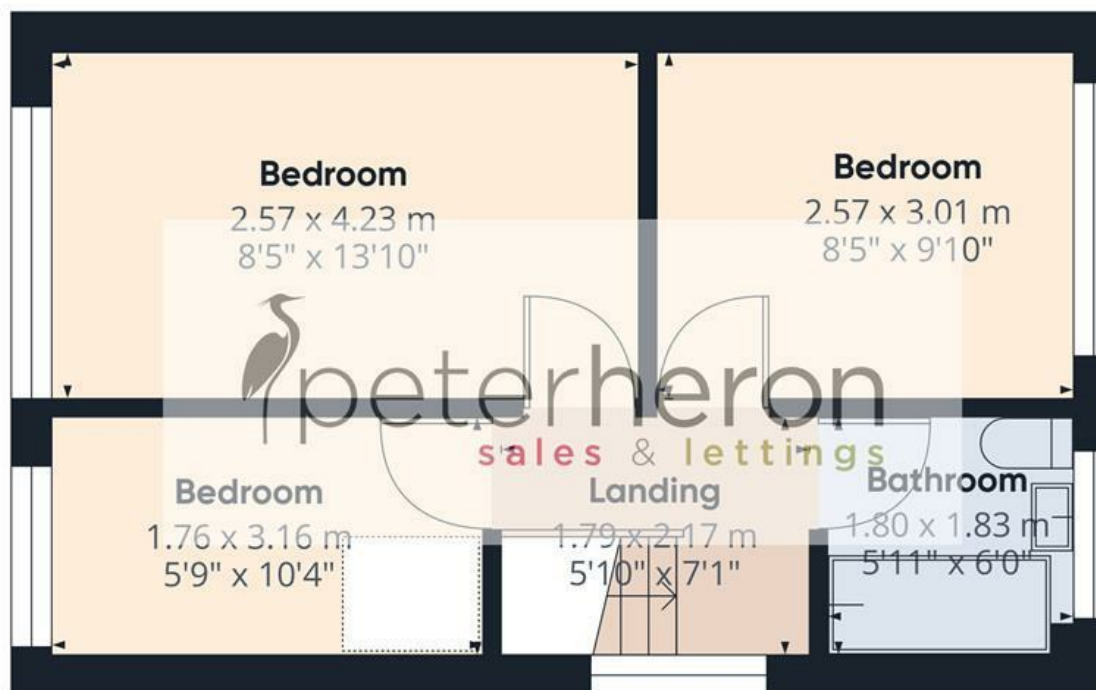
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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

64.7 m<sup>2</sup>

697 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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