









This extended three / four bedroom semi-detached home, occupies a generous corner plot, enjoys Sea views to the front and features a larger than average twin garages. Internally the accommodation includes an entrance porch, hall with staircase to the first floor, lounge, dining room, kitchen, flexible room that could be a breakfast room or utility and a study or ground floor fourth bedroom. On the first floor there are three bedrooms, bathroom and a separate WC. Benefits of the property include double glazing and gas central heating to radiators where stated, double width driveway, twin garages and substantial gardens. This convenient location is ideally placed for local amenities, shops and schools as well as providing excellent links to surrounding areas and major road connections. Available for sale with immediate vacant possession and no upper chain, early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed double doors into the

Porch

There is a tile floor and inner double glazed door to the hall.

Hall



With staircase to the first floor with under stairs storage cupboard, radiator, built in cloaks cupboard and doors connecting off to go to the lounge and kitchen.

Lounge 13'10" x 11'6" into alcove



Double glazed window to the front, radiator, and the room opens through into the dining room.

Dining Room 10'7" x 8'9"



Double glazed window to the rear, radiator and a door to the kitchen.

Kitchen 10'7" x 8'11"



Wall and base units with work surface over incorporating a double sink unit, space has been provided for the inclusion of a cooker, there is a radiator, double glazed window to the rear, tiled floor and a door to the breakfast room/utility.

Breakfast Room/Utility 8'1" x 6'3"



Flexible room with a double glazed window to the front, radiator and doors to bedroom four/study and to the garage.

Bedroom 4/Study 9'6" x 8'1"



This versatile room has a double glazed window to the side and a radiator.

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

First Floor Landing



Double glazed window to the side providing views towards the sea and doors leading off to the three bedrooms, bathroom and separate WC.

Bedroom 1 11'11" x 8'7" no inc robes



Double glazed window to the front with views towards the sea, radiator and fitted wardrobes.

Bedroom 2 10'7" x 8'11"



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

Bedroom 3 8'8" max x 7'8"



Double glazed window to the front with views towards the sea, radiator and a built in cupboard providing a storage space and also housing the central heating boiler.

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

Bathroom



Pedestal wash hand basin and panel bath with mains fed shower over, radiator, two double glazed windows, part tiled walls.

Separate WC



Fitted with a WC, part tiled walls and double glazed window.

Outside



The property occupies a generous plot with a rap around attractive garden to the front and side with lawned areas and mature planting, there is also an enclosed low maintenance garden area to the rear, there is a double with driveway providing off street parking and access to the garages.

Garage 1 16'4" x 8'2"



An electric remote control roller shutter access door, there is an internal door to the breakfasting room/utility, a double glazed door leading out to the rear garden, the benefit of powering lighting and a door connecting to the second garage.

Garage 2 23'11" x 11'5"

Remote control roller shutter access door, a double glazed window and the benefit of powering lighting.

Council Tax Band

The Council Tax Band is Band C

Tenure Freehold

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

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.

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

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

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

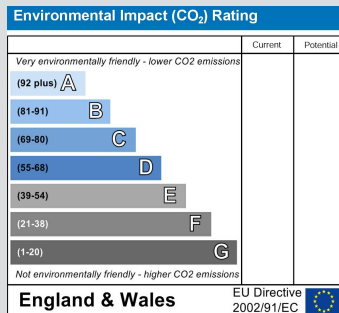
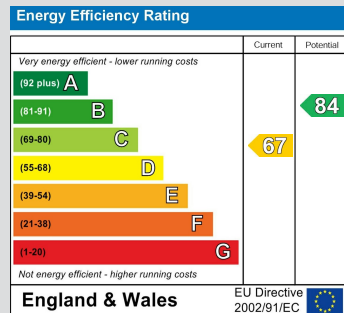
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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



First Floor

7 Regent Road