





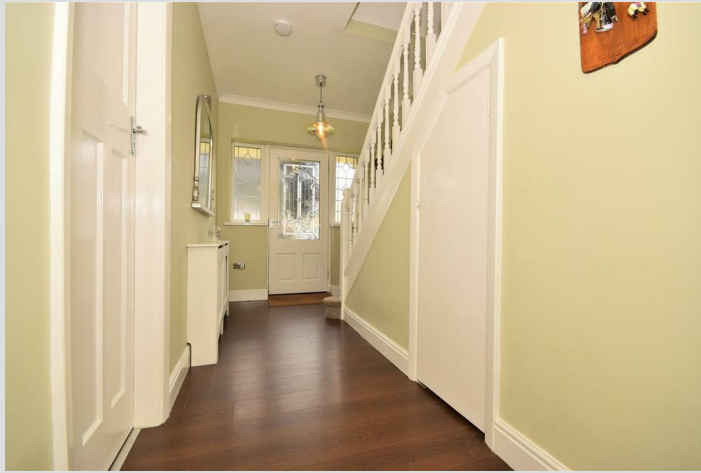




A stunning, three bedroom semi-detached home with a stylish interior and beautiful garden, occupying a delightful cul-de-sac position, off Tunstall Road. Internally the accommodation on the ground floor includes an impressive hall with staircase to the first floor and a cloakroom/wc. There is an attractive lounge to the front with a bay window and multi fuel burning stove whilst to the rear there is a fabulous open plan dining kitchen, fitted with an excellent range of units, selection of integrated appliances and French door to the rear garden. On the first floor there are three bedrooms and a contemporary family bathroom, incorporating a shower cubicle. Externally there is a garden to the front with a generous driveway, providing ample off street parking facilities whilst to the rear is a wonderful garden with lawned area and patio. Benefits of the property includes double glazed windows and gas central heating to radiators. This convenient location provides easy access to local amenities, shops and schools as well as offering links to major road connections. We recommend early viewing to appreciate the standard of this home and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Entrance Hallway

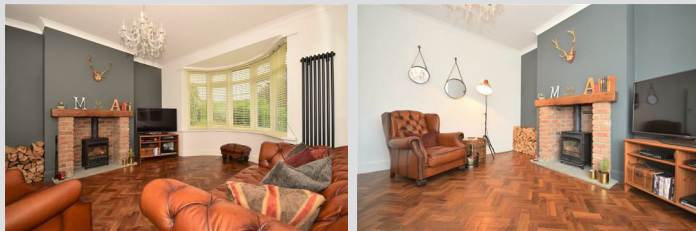


Access via a central entrance door with double glazed windows to either side, staircase leading up to the first floor with understairs storage cupboard,

Cloakroom/WC

Fitted with a low-level WC and a mini wash hand basin. There is also a double glazed window.

Lounge 15'1" into bay x 12'1" into alcoves



Double glazed bay window to the front, contemporary central heating radiator, multi-fuel burning stove and Karndean flooring.

Dining Kitchen 22'10" x 12'11" into alcoves plus 12'10" x 7'7"



Impressive contemporary kitchen fitted with wall and base units with work surfaces over incorporating a double sink unit. Integrated appliances include an electric oven, induction hob with an extractor chimney over it, microwave, washing machine, dishwasher, fridge and freezer. Double glazed windows to the side and rear, a central heating radiator and a double glazed French door leading out to the garden.

First Floor Landing

Double glazed window to the side.

Bedroom 1 11'9" including fitted robes x 12'6"



Double glazed window to the front and central heating radiator.

Bedroom 2 12'11" into recess x 11'10"



Double glazed window to the rear and central heating radiator.

Bedroom 3 7'10" x 6'3"



Double glazed window to the side, central heating radiator and a fitted hanging rail.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Contemporary suite comprising of a low-level WC, pedestal wash hand basin, panel bath and a step in shower cubicle with a mains shower. Tiled floor, part tiled walls, central heating radiator and double glazed window.

Outside



There is a lawn garden to the front with a generous driveway providing ample off-street parking facilities. Whilst to the rear there is a delightful garden laid mainly to lawn with a patio area.

Council Tax Band

We have been advised by our Clients this property is

Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

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

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 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

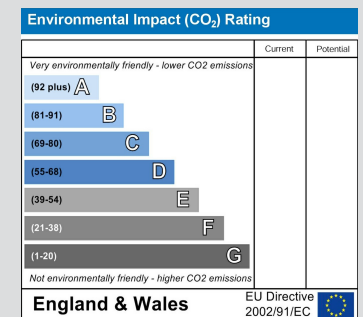
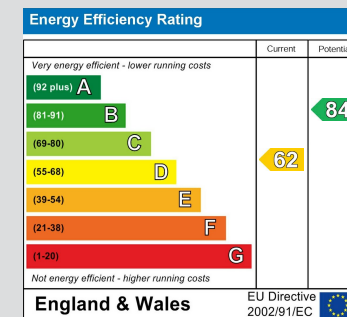
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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