









A stunning four double bedroom semi-detached home that has recently undergone a significant programme of refurbishment and upgrading, to provide an exceptional standard of accommodation. Internally on the ground floor there is an entrance porch, connecting though to an attractive hall with beautiful, tiled floor and staircase to the first floor. There is a spacious 23ft lounge / diner with bay window to the front and double doors leading through to the conservatory. The stunning dining kitchen is fitted with an excellent range of contemporary units, wood worktops and breakfast bar that opens through to a delightful conservatory. From the kitchen, there is access to a lobby with doors to a downstairs wc and to the garage. To the first floor there are four double bedrooms, one with a modern en-suite shower room/wc and there is a luxury family bathroom/wc. Externally there is a garden to the front with a generous block-paved driveway whilst to the rear is a landscaped garden with a decked area and lawn. The property is ideally placed for convenient access to local amenities, shopping facilities and schools as well as providing excellent transport links including access to major road networks including the A19. With immediate vacant possession and no upper chain involved, early viewing is essential to avoid disappointment and to appreciate the quality of accommodation this exceptional home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to

Entrance Porch

Double glazed windows, tiled floor and double glazed inner door leading through to

Hallway

Tiled floor, radiator, staircase to first floor and understairs storage cupboard.

Lounge/Diner 23'3" x 8'10" extending to 10'8"



This spacious room has a double glazed window to front, radiator and double doors leading through into conservatory.

Dining Kitchen 18'8" x 11'8" extending to 15'10"



The kitchen is fitted with a range of impressive contemporary wall and base units with wood worktops over incorporating a breakfast bar, sink and drainer unit. Integrated appliances include electric oven and hob. Double glazed French door leading out to rear decked area, double glazed window to rear, tiled floor, radiator, the boiler is concealed behind kitchen unit. Opening through into

Conservatory 11'3" x 9'4"

Tiled floor, double glazed windows overlooking the garden and double doors to lounge/diner.

Lobby

Door to garage.

Ground Floor WC

Low level WC, tiled floor and double glazed window.

First Floor Landing

Bedroom 1 11'11" x 10'7"

Double glazed window to front and radiator.

Bedroom 2 7'8" x 10'7"

Double glazed window to rear and radiator.

Bedroom 3 17'0" x 8'2" narrowing to 5'11"

Two double glazed windows to front and radiator.

Bedroom 4 13'3" x 8'4"

Double glazed window to rear, radiator and door to

En-Suite Shower Room

Low level WC, pedestal washbasin and step in shower cubicle with electric shower, chrome ladder style radiator and tiled floor, part tiled walls and double glazed window.

Family Bathroom

Stunning contemporary suite comprising of a low level WC, washbasin set into vanity unit and free standing bath, tiled floor, part tiled walls, chrome ladder style radiator and double glazed window.

Outside



Generous block paved driveway to the front providing off street parking with a lawned garden area. To the rear there is a delightful garden with a large decked area and lawned area.

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MAIN ROOMS AND DIMENSIONS

Garage 17'10" x 8'6"

Integral garage with main electric roller shutter access door and internal door to the lobby of the property.

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:-

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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.

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Fawcett Street Viewings

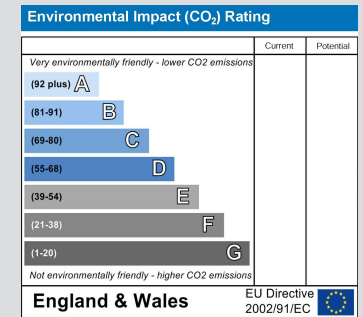
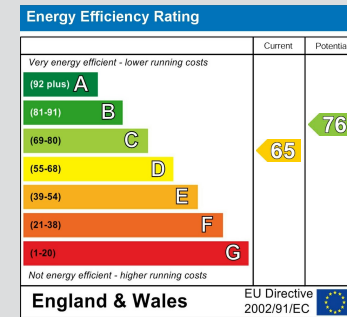
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

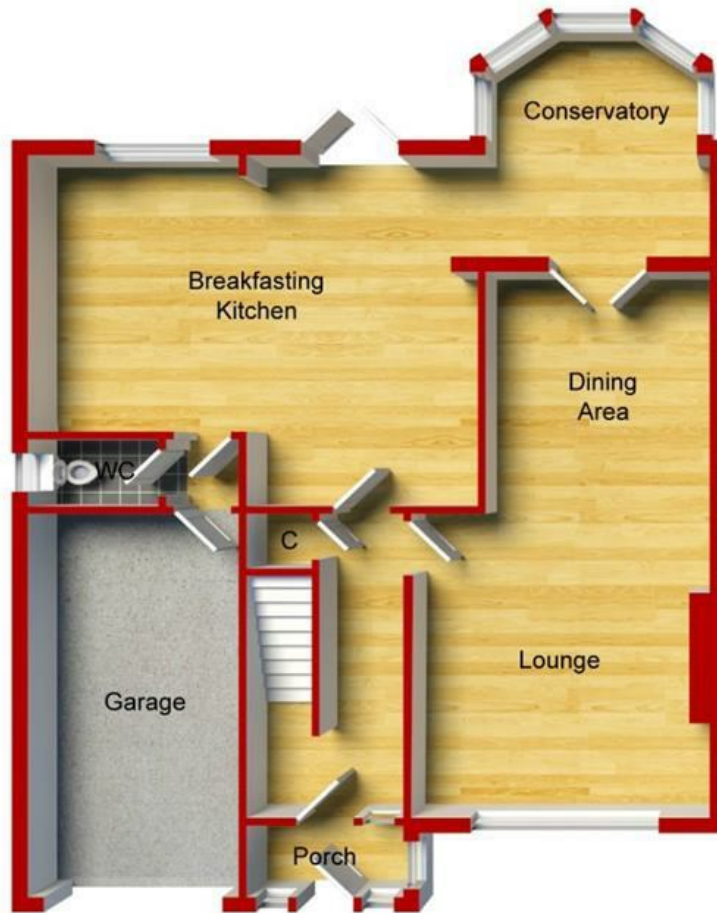
Ombudsman

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Ground Floor
Approximate Floor Area
(64.71 sq.m)



First Floor
Approximate Floor Area
(61.85 sq.m)

