





KITCHEN





Positioned along one of Fulwell's most sought after tree lined avenues, this stunning larger style pre-war bay window semi with gorgeous gardens to the rear, offers an excellent opportunity to those families searching for something special.

Tastefully appointed throughout with attractive internal décor, the property has well proportioned living accommodation including a large reception hall with turned staircase, lounge, sitting room with patio doors leading out into the exquisite rear gardens, large dining kitchen, three first floor bedrooms and a family bathroom whilst features of note include gas central heating and UPVC double glazing.

Externally there is a double block paved drive to the front providing off street parking for two cars and a garage at the side whilst at the rear there are larger than average landscaped gardens with manicured lawns and established borders with mature trees and shrubs. Walking distance from Seaburn Metro, good schools and Sea Road shopping centre, the property is well placed for Sunderland's magnificent coastline with its award winning Blue Flag beaches. Within easy reach of Sunderland City centre and located close to the A184 providing easy access through to the A19 and A1M and beyond; this superb home is perfect for the wider North East region including Newcastle Upon Tyne and Durham City. Available with immediate vacant possession and no upward chain, this delightful home is a guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall



Solid oak flooring, turned spindle balustrade staircase, two understairs storage cupboards one of which could be potentially be adapted to a ground floor WC.

Living Room 12'0" x 15'11"



Into bay with UPVC double glazed windows to front, single radiator, feature fireplace with marble insert and hearth, Inglenook mantel, coved cornicing to ceiling, wall lights to alcoves, double bevelled edge Georgian design doors to

Lounge



Living flame gas fire with marble surround, insert and hearth, coved cornicing to ceiling, wall lights to alcoves, large floor to ceiling UPVC double glazed bay with patio door providing access out into outstanding mature gardens.

Kitchen 9'4" x 16'9"



Good selection of base and eye level units with granite working surfaces, inset circular stainless steel with pedestal mixer tap and integrated appliances including a four burner gas hob with overhead extractor hood, double split level electric oven, space for fridge freezer, dishwasher and automatic washing machine, UPVC double glazed windows are positioned on three aspect to two sides and one at the

rear overlooking the gardens, whilst there is also a breakfast bar under which is a radiator screened by a radiator cover, tiled splashbacks, worktop lights, flush halogen downlights, glass fronted display cabinets, tile effect laminate flooring, UPVC door providing access out into the rear gardens.

First Floor Landing

UPVC double glazed window to side.

Bedroom 1 (front) 15'8" x 11'10"



Maximum dimensions into fitted wardrobes with sliding doors, UPVC double glazed bay window to front, single radiator, coved cornicing to ceiling.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 (rear) 12'0" x 13'0"



Maximum dimensions into fitted wardrobes with sliding doors, UPVC double glazed window to rear, single radiator.

Bedroom 3 (front) 7'6" x 7'3"



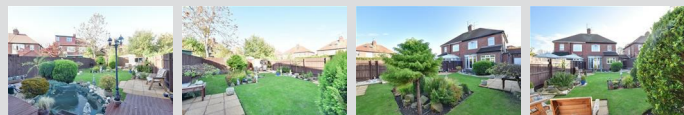
UPVC double glazed window to front, single radiator.

Family Bathroom 7'4" x 9'0"



Four piece suite featuring a low level WC, washbasin vanity unit with cupboards under, panel bath and corner shower cubicle - attractive white suite with wall tiles, tile effect laminate flooring, UPVC double glazed window to rear, ladder design heated towel rail, fitted floor cupboards. Access point to loft.

Outside



Delightful hard landscaped gardens to the front with a drive providing off street parking for two cars leading to attached brick GARAGE with up and over door, wall mounted gas boiler serving hot water and radiators. Exquisite mature gardens to the rear, thoughtfully designed with various patio seating area capturing the sunshine all day long and featuring wonderful Evergreens, barbeque area, seating area and raised timber decked seating area, accessed directly from the lounge.

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.

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

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

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MAIN ROOMS AND DIMENSIONS

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.

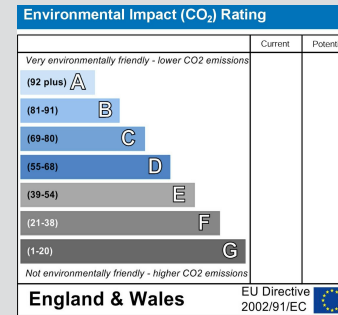
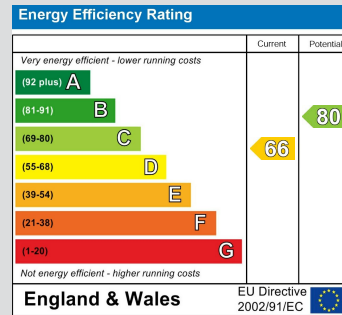
Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in 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.

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.

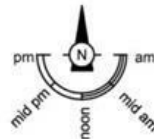


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Ground Floor
Approximate Floor Area
(59.22 sq.m)



First Floor
Approximate Floor Area
(50.82 sq.m)

31 Grange Park Avenue