









An extended and beautifully appointed, larger than average three bedroom semi-detached home, featuring a fabulous 23ft open plan dining kitchen and sitting area with wood burning stove. Internally the accommodation on the ground floor includes a hall with staircase to the first floor and a contemporary shower room/wc. There is an attractive lounge with a gas fired stove and a superb open plan dining kitchen and sitting area, featuring a vaulted ceiling with Velux windows, doors out to the rear garden and a wood burning stove. On the first floor there are three bedrooms and a modern family bathroom/wc. Externally there are gardens to the front and west facing gardens to the rear, perfect for afternoon tea or entertaining during the summer months, block paved driveway and a garage. Benefits of the house include double glazing and gas central heating to radiators. This location is ideally placed for Sunderland's magnificent Coast with its award winning blue flag beaches, local amenities, schools and the shops and cafés on Sea Road, as well as offering excellent transport links to Sunderland City Centre and wider road networks. Early viewing is essential to appreciate the accommodation on offer and to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Double glazed porthole style window, radiator, door leading out to rear garden and staircase to first floor with understairs storage cupboard.

Lounge 14'7" x 12'2"



Double glazed window to front, radiator and gas fired stove.

Open Plan Dining Kitchen & Sitting Area 23'9" x 12'4"



Fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob with extractor chimney over, space for the inclusion of fridge freezer and washing machine, vaulted ceiling with two Velux windows, double doors leading out into rear garden, radiator and wood burning stove.

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, attractive tiled walls and floor, tall feature radiator and double glazed window.

First Floor Landing

Bedroom 1 13'10" x 11'6"



Double glazed window to front, tall radiator and fitted sliding mirror fronted wardrobes.

Bedroom 2 12'0" x 9'10"



Double glazed window to rear and radiator.

Bedroom 3 6'7" x 7'1"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and P shaped panel bath with electric shower over, extractor fan, tiled walls and floor, radiator and double glazed window.

Outside



Gardens to the front and rear, block paved driveway providing off street parking and a GARAGE,.

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.

Sea Road Viewings

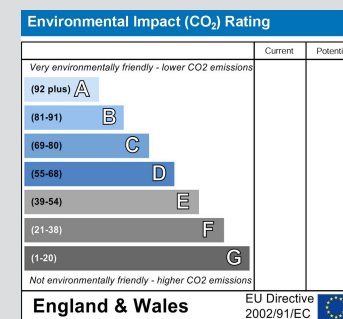
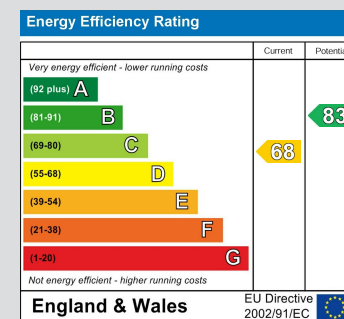
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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