









An outstanding three bedroom semi-detached with a stylish interior, driveway and a beautiful, generous rear garden. The internal accommodation is immaculately appointed throughout and includes a hall, superb 17ft lounge, enjoying a dual aspect and a fabulous 22ft dining kitchen, fitted with an excellent range of modern units and integrated appliances. On the first floor there are three well proportioned bedrooms and a contemporary family bathroom/wc. Externally there is a garden to the front with a driveway, providing off street parking whilst to the rear is a wonderful garden, laid mainly to lawn with a patio and decked area. The property is ideally placed for local amenities, shops and schools as well as offering excellent transport links including the A19. Viewing is essential to appreciate the standard of accommodation this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Radiator, staircase to first floor.

Lounge 17'8" x 11'4" into alcoves



Enjoying a dual aspect with double glazed French door to the rear and double glazed bow window to front, central heating radiator.

Dining Kitchen 22'1" x 9'4" narrowing to 6'2"



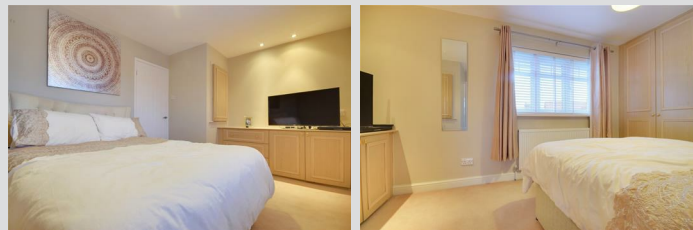
Fitted with an impressive range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven, hob, fridge, freezer, space for washing machine. Double glazed window to front, double glazed French door to rear, radiator and built in cupboard.

First Floor Landing



Double glazed window to rear.

Bedroom 1 13'0" into recess but not including fitted robes x



Double glazed window to front, radiator, fitted bedroom furniture including wardrobes, drawer units and cabinets.

Bedroom 2 11'10" max including fitted robes x 9'8"



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 3 8'8" x 5'11" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Superb contemporary suite comprising of a low level WC, washbasin set into vanity unit and panel bath with mains shower over, ladder style radiator, tiled floor, part tiled walls, double glazed window and extractor fan.

Outside

Lawned garden to front with a driveway providing off street parking whilst to the rear there is a delightful generous garden laid mainly to lawn with patio area and decked area.

Council Tax Band Info

We have been advised by our Clients this property is Council Tax Band A 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 Section 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. 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 Section 2

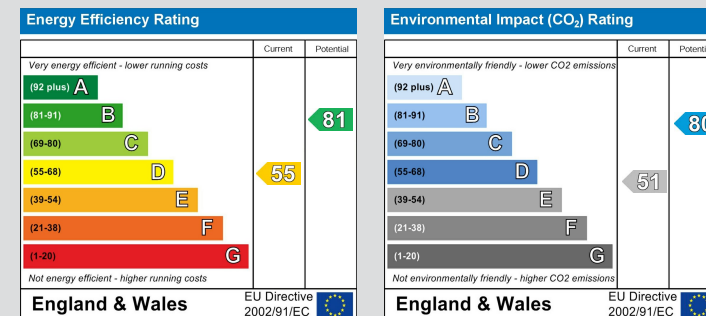
All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves 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 Viewing

To arrange an appointment to view this property please contact our Sea Road branch on 0191 5106116 or book viewing online at peterheron.co.uk

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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