









This impressive home has recently undergone a significant programme of refurbishment, to provide a superb standard of accommodation. Internally on the ground floor there is a hall with staircase to the first floor and an attractive lounge with bay window that opens through to a fabulous open plan kitchen and dining room. The kitchen is fitted with an excellent range of contemporary units, integrated appliances and has French doors to the rear garden. A door from the kitchen leads through to a useful utility, fitted with matching kitchen units and further integrated appliances. To the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a generous driveway to the front, an attached garage and a delightful garden to the rear with lawned area and patio. 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 and the nearby Seaburn Metro Station. With immediate vacant possession and no upper chain involved, early viewing is highly advised to appreciate this home and to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall

Radiator and staircase to first floor.

## Lounge 13'6" into bay x 11'6" into alcove

Double glazed bay window to front, radiator and the rooms opens through into

## Kitchen/Diner 17'2" x 8'2" extending to 9'10"

Fitted with an excellent contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double oven, microwave, five burner gas hob with feature extractor over and slimline dishwasher, double glazed window to rear, double glazed French door to rear garden, radiator, built in vupboard and central heating boiler is concealed behind kitchen unit.

## Utility 8'0" x 6'8"

Fitted with matching kitchen units with work surfaces over, integrated appliances include a washing machine, fridge and freezer. Double glazed window to rear, double glazed door to rear and internal door to garage.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 14'6" into bay x 10'2" into recess

Double glazed window to front, radiator and built in cupboard.

## Bedroom 2 10'1" x 10'4"

Double glazed window to rear and radiator.

## Bedroom 3 9'2" max narrowing to 6'2" x 6'9"

Double glazed window to front and radiator.

## Bathroom

Fitted with a contemporary suite comprising of a low level

WC with concealed cistern, washbasin set into vanity unit and a P shaped bath with mains shower over, part tiled walls, chrome ladder style central heating radiator and double glazed window.

## Outside

Generous block paved driveway to the front with GARAGE whilst to the rear there is an attractive garden with lawned area and patio.

## 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

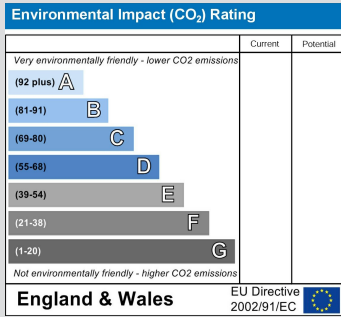
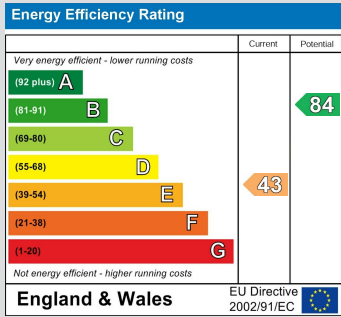
## Ombudsman

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

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS



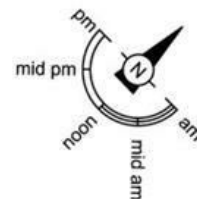
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Ground Floor  
Approximate Floor Area  
(42.10 sq.m)

First Floor  
Approximate Floor Area  
(36.70 sq.m)



16 Bampton Avenue