









Offered with no onward chain, this impressive two bedroom semi detached home boasts landscaped gardens and stylish interior throughout. The accommodation on the ground floor includes an entrance porch, reception hall, cloakroom/WC, lounge with wood burning stove opening into the dining room with French doors into the rear gardens, opening into the wonderful breakfasting kitchen, two first floor double bedrooms and a modern bathroom/WC. Externally there is a driveway and garage to the front with beautiful landscaped gardens whilst to the rear decked seating area overlooking delightful lawned garden with paved seating area and mature planting. This popular and convenient location is well placed for an excellent range of amenities, shops and schools, as well as offering access to Sunderland City Centre and major road links. Guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door.

Entrance Porch

Inner glass panelled door to hall.

Reception Hall



Radiator, stairs to first floor with storage under.

Lounge 12'1" x 11'7"



Double glazed bay window to front, radiator and wood burning stove. Open plan into dining room.

Dining Room into Kitchen 7'6" x 27'8"



UPVC double glazed French patio doors to rear, built in storage cupboard and open plan into kitchen.

Breakfasting Kitchen



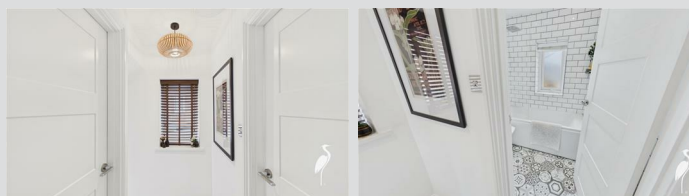
Range of wall and base units with countertops over incorporating a single bowl Belfast style sink and drainer unit with mixer tap. Belling double oven with five burner gas hob and hood, integrated fridge freezer and washing machine. Wine rack and three seater breakfast bar. Two double glazed windows to rear, radiator and door to garage.

Cloakroom/WC



Low level wc and wash basin.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 11'5" x 15'0"



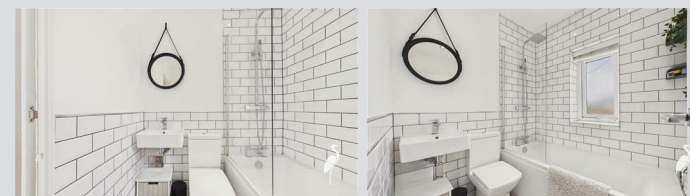
Two double glazed windows to front, radiator and storage cupboard.

Bedroom 2 10'9" x 11'9"



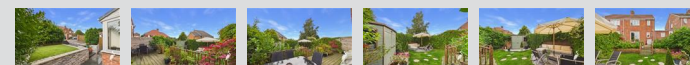
Double glazed window to rear, radiator and storage cupboard.

Bathroom



Bath with dual head waterfall shower over, low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

Outside



Attractive landscaped front garden with driveway providing off

Visit www.peterheron.co.uk or call **01915103323**

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

MAIN ROOMS AND DIMENSIONS

street parking. Beautiful landscaped gardens to the rear featuring a raised timber patio, well kept lawn and paved seating areas.

Garage 17'10" x 8'8"

Access via shutter door with internal door to kitchen.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

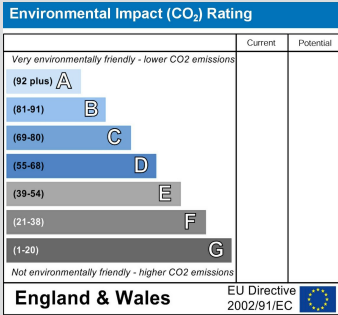
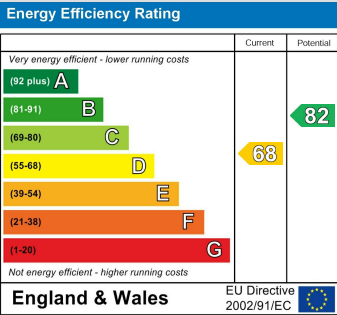
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.





Approximate total area⁽¹⁾

90.3 m²

972 ft²

Balconies and terraces

22.9 m²

246 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360