



Peter Heron

Residential Sales & Lettings



ST GABRIELS AVENUE, ST GABRIELS ESTATE, SUNDERLAND

£185,000







This beautifully presented four bedroom semi detached house is not to be missed. The well presented accommodation has a contemporary feel throughout and is arranged over two floors and comprises entrance porch, entrance hall, lounge, dining room, conservatory, breakfast kitchen, rear hall, four bedrooms master with en-suite shower room and family bathroom. Externally there are gardens to front and rear along with a driveway and double garage. The property is situated in the sought after suburb of St Gabriels and is ideally located for all amenities, close to good schools and boasts excellent transport links to Sunderland city centre and wider road networks. Early viewing is highly recommended to appreciate the standard and amount of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Entrance Porch

UPVC double glazed entrance door and door leading to the entrance hall.

Entrance Hall

With stairs to first floor, radiator and laminate flooring.

Lounge 13'0" X 11'9" (3.96m X 3.58m)

UPVC double glazed bay window to the front, living flame gas fire and feature fireplace surround, radiator and laminate flooring.



Dining Room 19'5" X 11'7" (5.92m X 3.53m)

UPVC double glazed window to the rear, inset living flame gas fire, laminate flooring, UPVC double glazed french doors leading to the conservatory.



Conservatory 10'9" X 13'1" (3.28m X 3.99m)

Two radiators and double glazed door leading to outside.



Kitchen 16'2" X 11;'4" (4.93m X 3.45m)

Fitted with a range of wall and base units, worktops, inset sink, splashback tiling, Integrated fridge, integrated washing machine, gas hob, electric oven, extractor fan, UPVC double glazed bow window to the rear, radiator and tiled floor.





Kitchen

With loft access and doors leading to the bedrooms and bathroom.



Bedroom 1 18'4" X 15'0" (5.59m X 4.57m)
UPVC double glazed window to the front, radiator, UPVC double glazed french doors leading to the balcony.



En-Suite Shower Room 10'8" X 4'6" (3.25m X 1.37m)
Shower cubicle, WC, wash hand basin, wall tiling, floor tiling, radiator and extractor fan.



Rear Hall
UPVC double glazed doors to the front and rear and personnel door leading to the garage.

Garage 16'11" X 13'11" (5.16m X 4.24m)

First Floor

Landing





Bedroom 2 11'6" Excluding the bay X 9'9" To wardrobes (3.51m Excluding the bay X 2.97m To UPVC double glazed bow window to the front, fitted wardrobes, radiator and laminate flooring.



Bedroom 3 11'11" X 9'2" (3.63m X 2.79m)
UPVC double glazed window to the rear, fitted wardrobe, radiator and laminate flooring.



Bedroom 4 7'9" X 7'0" (2.36m X 2.13m)
UPVC double glazed window to the front and radiator.



Bathroom 8'2" X 7'7" (2.49m X 2.31m)
Bath, shower cubicle, WC, wash hand basin, wall tiling, two UPVC double glazed windows to the side, ladder radiator and tiled floor.



Externally

To the front of the property there is an enclosed garden with block paved driveway leading to the garage. To the rear of the property there is an enclosed mature garden incorporating, lawn, established shrub borders and block paved patio areas.



Important Notice

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:-
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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.

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Tenure

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.

Viewing

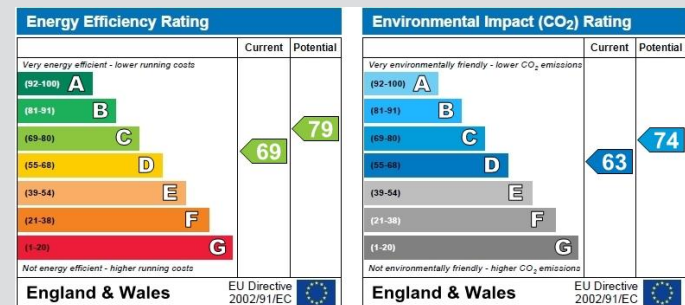
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

Opening Hours

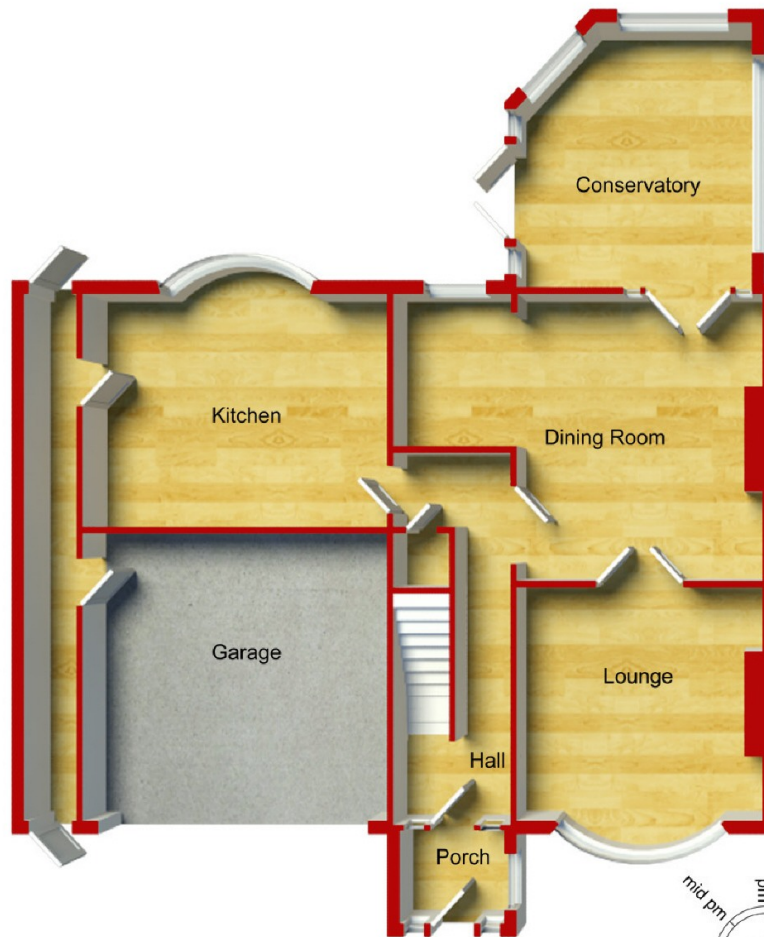
Monday to Friday 9.00am - 6.00pm Saturday 9.00am - 1.00pm

Ombudsman

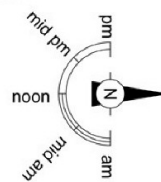
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Visit or call 0191 510 3323



Ground Floor
Approximate Floor Area
(76.35 sq.m)



First Floor
Approximate Floor Area
(76.61 sq.m)

3 St. Gabriels Avenue

Disclaimer

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.