





peterh
sales



peterh
sales



A STUNNING EXTENDED THREE BEDROOM SEMI-DETACHED HOME, BEAUTIFULLY REFURBISHED THROUGHOUT WITH FABULOUS CONTEMPORARY OPEN-PLAN LIVING! Having undergone an extensive programme of refurbishment and modernisation, this impressive extended three bedroom semi-detached home has been transformed to offer stylish, contemporary accommodation, perfectly suited to the demands of modern family living. Boasting an impressive host of features and a wonderful sense of space, the property offers beautifully presented accommodation with a fabulous open-plan living area at its heart, creating the perfect environment for both everyday family life and entertaining.

The accommodation is arranged over two floors and includes an entrance porch, reception hall, generous open-plan living room, dining room and kitchen with wood burning stove and a conservatory, whilst to the first floor there are three bedrooms and a shower room/WC.

Externally, the property benefits from a driveway, attached garage and landscaped gardens to both the front and rear. With the hard landscaping works already completed, the gardens offer an exciting opportunity for the new owners to introduce their own choice of planting and finishing touches, creating beautiful outdoor spaces to complement this wonderful home. Enjoying a highly convenient position within the ever-fashionable suburb of Silksworth, the property is ideally situated midway between Sunderland City Centre and the A19, with Doxford International Business Park also within easy reach. Excellent local amenities, well-regarded schools, shopping facilities and transport connections are all readily accessible.

A superb opportunity to acquire a comprehensively refurbished family home offering the very best of contemporary living in one of Sunderland's most popular residential locations. Immediate internal inspection is essential to fully appreciate the space, style and quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into

Entrance Porch

Double glazed windows to front and side elevations. Inner wooden door to

Reception Hall



Stairs to the first floor with storage under and a door to

Open Plan Lounge and Dining Space



Lounge



Double glazed window to front, double radiator and a log burning stove. Alcoves with built in shelving storage and lighting.

Dining Room



Vertical radiator, UPVC sliding patio doors to conservatory and open plan into

Breakfasting Kitchen



Range of modern wall and base units with countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Integrated oven, electric hob and extractor hood, microwave, fridge freezer and washing machine. Two seater breakfast bar, storage cupboard, 2x double glazed windows to rear, UPVC door to garden and door to garage.

Conservatory



Double glazed windows and UPVC door to rear garden.

First Floor Landing



Landing with double glazed windows to side elevation, access point to loft and doors to

Bedroom 1



Double glazed window to front elevation, radiator, freestanding bath and built in storage.

Bedroom 2



Double glazed window to the rear, radiator and built in wardrobes.

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

Bedroom 3



Double glazed window to the front, radiator and storage cupboard.

Shower Room



Fully tiled featuring a dual head waterfall shower, low level wc with concealed cistern and hand wash basin set into floating vanity unit. Heated towel rail and double glazed window to rear.

Outside



Generous multi level rear garden with decked and lawned areas. Front garden, part lawned and benefitting from a gated block paved driveway providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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.

Viewings Fst

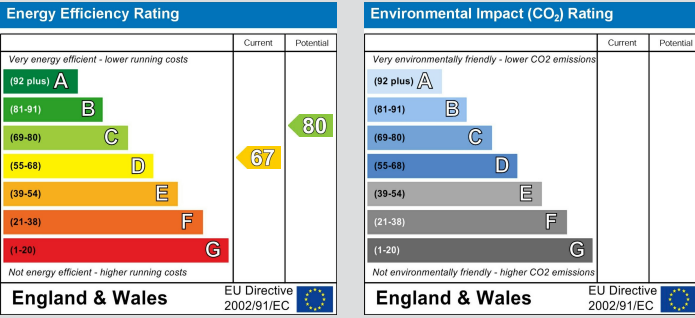
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 12noon

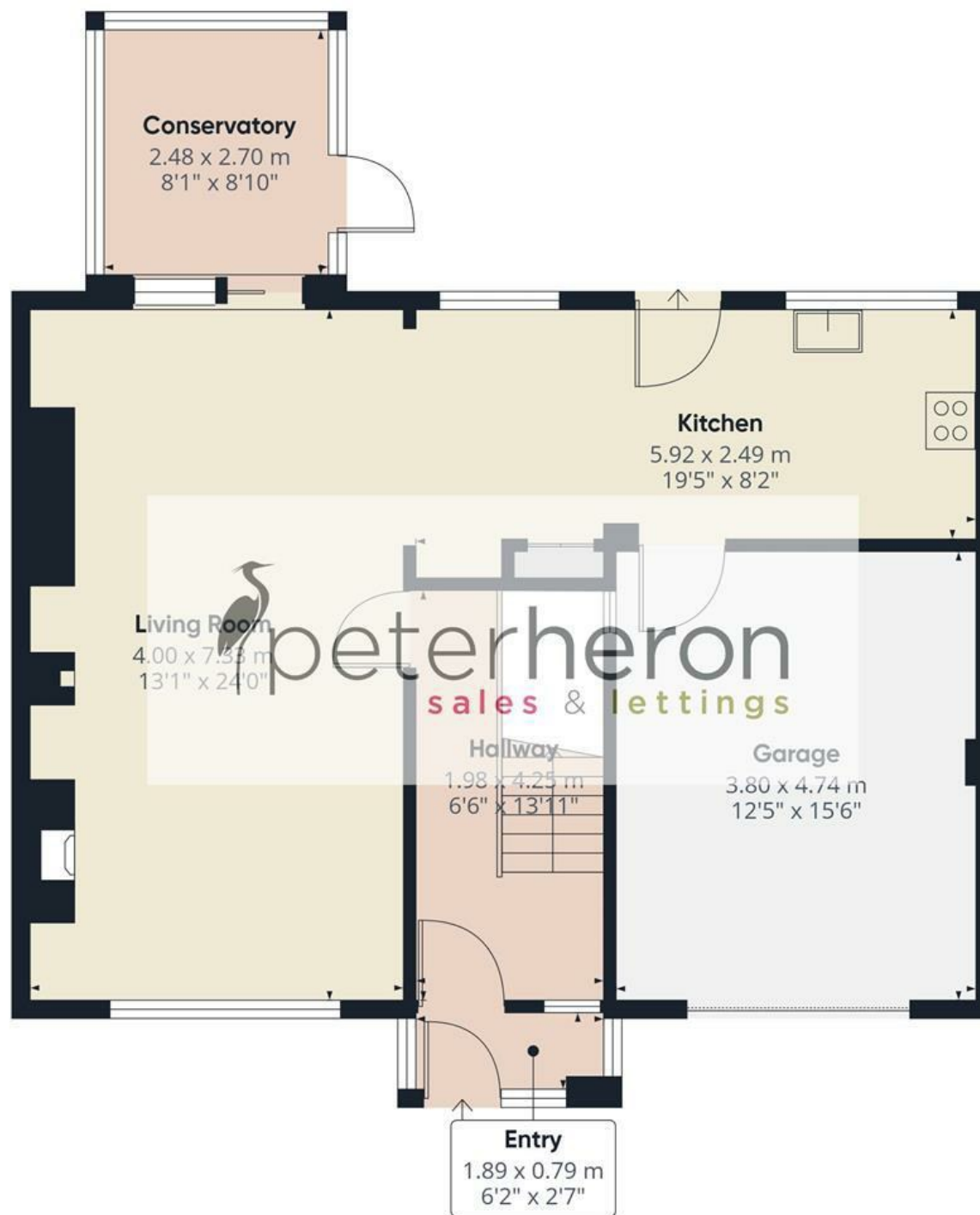
Ombudsman

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



Visit www.peterheron.co.uk or call 01915103323

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



Approximate total area⁽¹⁾

79.8 m²

858 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360