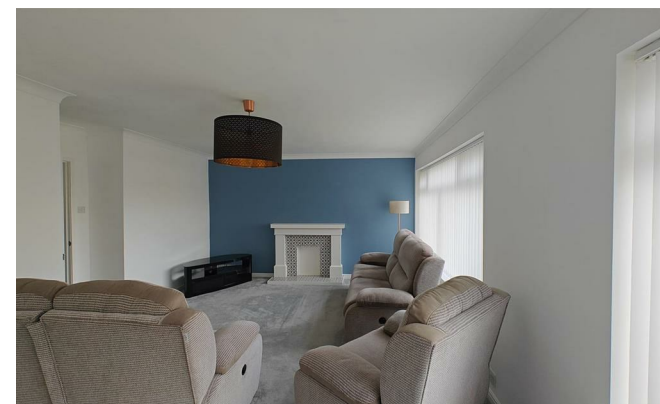
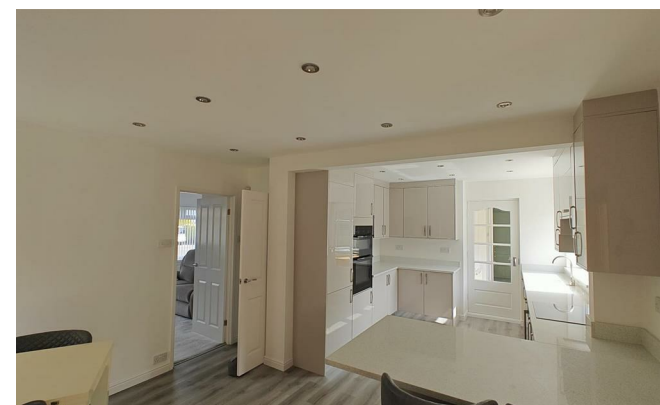


# STUART EDWARDS



## Ashton Way

, Sunderland SR3 3RX

- EXTREMELY RARE TO THE RENTAL MARKET
- HIGHLY REGARDED LOCATION
- LARGE DETACHED HOUSE
- LOUNGE, DINING ROOM & CONSERVATORY
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- CLOAKROOM/WC, SHOWER ROOM & STYLISH BATHROOM
- GARAGE & DOUBLE DRIVEWAY
- LARGE ENCLOSED REAR GARDEN
- SORRY NO PETS & NO SMOKERS
- AVAILABLE 1ST JUNE - PART-FURNISHED

**£2,000 Per Month**

**Council Tax Band: D**  
**EPC Rating: D**

**FULL DESCRIPTION**

Large detached house situated in the highly regarded and ever popular area of East Herrington. Extremely rare to the rental market, the property provides easy access to Doxford Business Park and is in close proximity to both the A19, A690, well regarded local schools for all ages and a wide range of local amenities. Well maintained throughout, the internal accommodation comprises; entrance porch, spacious hallway, cloakroom/WC, generous lounge, dining area leading to a UPVC double glazed conservatory with access to the garden and modern fitted kitchen with luxury quartz worktops, appliances and a useful utility room. Stairs from the hallway lead to the first floor landing, master bedroom with a range of fitted wardrobes and en-suite shower room, a further two double bedrooms, one single bedroom and a contemporary family bathroom suite. Externally to the front there is a driveway providing off road parking for two cars leading to a single garage and a laid lawn with planted borders. A secure side access leads to an enclosed large rear garden. Benefiting from gas central heating and UPVC double glazing throughout. Sorry no pets and no smokers. A gardener will be provided with the property for general maintenance. The property provides an exceptional family living space in a great location. Early viewings are strongly recommended to avoid disappointment.

**ENTRANCE PORCH**

8'2" x 5'10"  
Glazed wood entrance door to porch with a double glazed window and tiled flooring.

**LARGE HALLWAY**

Stairs to first floor, storage cupboard and radiator.

**CLOAKROOM/WC**

Low level wc, washbasin with vanity storage, tiled splash backs and radiator.

**LOUNGE**

20'1" x 15'2"  
Two double glazed windows, feature surround and radiator.

**CONSERVATORY**

12'9" x 12'1"  
Double glazed windows, tiled flooring and French doors accessing the garden..

**KITCHEN/BREAKFAST ROOM**

KITCHEN/DINER overall length 6.32m, dining area width 4.16m, kitchen width 3.18m (overall length 20'8", dining area width 13'7", kitchen width 10'5")

Extensive range of high gloss wall and floor units, incorporating a breakfast bar with seating and quartz worktops with upstands and inset sink and drainer unit with mixer tap. Integrated fridge/freezer, microwave, dishwasher, wine cooler double oven and ceramic hob with matching quartz splashback and extractor above. LVT flooring, spot lighting double glazed window and radiator.

**UTILITY ROOM**

17'0" x 4'11"  
Range of wall and floor units with laminate worktops and inset stainless steel sink unit with mixer tap. Tiled splashbacks, vinyl flooring, automatic washing machine, radiator, UPVC double glazed window and rear entrance door.

**FIRST FLOOR LANDING**

**FRONT BEDROOM**

15'5" x 12'3"  
Range of wall to wall fitted wardrobes, radiator and king size bed.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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