

STUART
EDWARDS



Ashton Way , Sunderland SR3 3RX

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

£1,750 Per Month Per Month



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.

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.

EN-SUITE SHOWER ROOM

Shower cubicle, low level wc, washbasin with vanity storage, two storage cupboards, part tiled walls, double glazed window and radiator.

REAR BEDROOM

7'10" x 7'10"

Single bed, radiator and UPVC double glazed window.

REAR BEDROOM

7'10" x 10'2"

King size bed, radiator and UPVC double glazed window.

REAR BEDROOM

6'6" x 11'5"

Double bed, radiator and UPVC double glazed window.

FAMILY BATHROOM

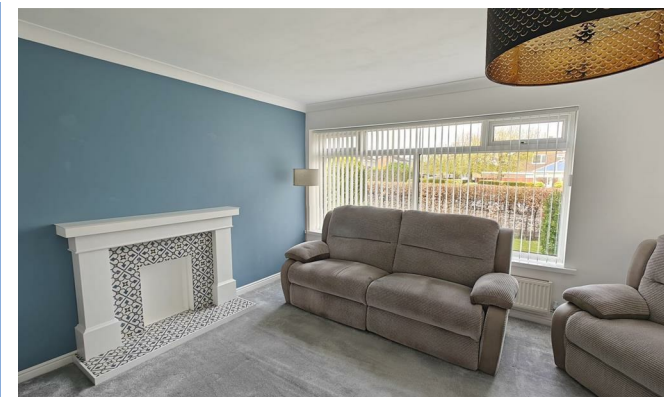
Contemporary suite comprising, vanity storage unit incorporating a low level wc and inset wash hand basin with mixer tap. Jacuzzi bath with mains fed shower above and glass screen, Chrome heated towel rail, stylish tiled splashbacks, tiled flooring and UPVC double glazed window.

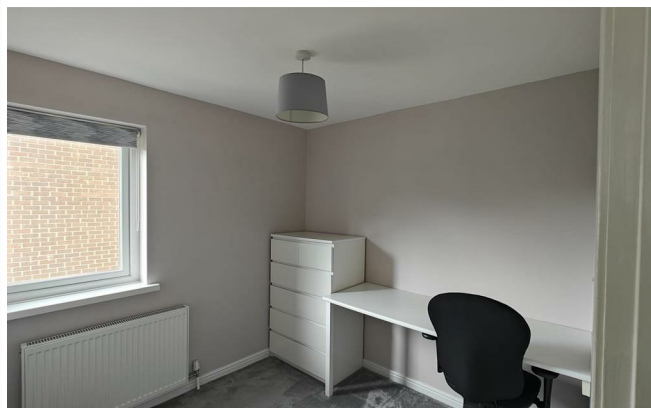
GARAGE

Up and over door, light and power.

GARDENS & DRIVEWAY

To the front there is a driveway for two cars, lawned garden and planted shrubs. Secure side access to





the rear garden enjoying a paved patio with seating area, good sized laid lawn, flower beds, shrubs and mature trees.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0152-2825-7750-9023-3345>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



Council Tax Band: D
EPC Rating: D

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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.

