









A modern three bedroom detached home offering well proportioned living accommodation finished to a very high standard, being literally ready to move into, this desirable home, which is easy to maintain and economic to run boasts generous gardens to the rear and off street parking for two cars to the front. Internally the property features reception hall, well equipped dining kitchen, living room with French doors out into gardens, three first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property occupies a convenient situation set within easy reach of the City Centre, A19 and Coast. Without doubt, this is a home guaranteed to impress all upon inspection and immediate viewing is essential to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Hall



Double convector radiator, spindle balustrade staircase, tiled floor, LED downlights, understairs storage cupboard with hanging space.

Dining Kitchen 13'2" x 9'2"



Beautiful modern high gloss Italian style kitchen with a range of base and eye level units with solid oak working surfaces over incorporating a single drainer 1 1/2 bowl stainless steel sink unit with professional mixer tap, integrated appliances include and AEJ halogen hob, built under electric oven and overhead extractor hood, automatic washing machine, fridge freezer, whilst in addition there are work top lights, attractive tiled splashbacks, single radiator, tiled walls and a cupboard discreetly concealing the wall mounted gas combination boiler serving hot water and radiators. To the ceiling LED downlights. UPVC double glazed window to front.

Living Room 16'3" x 9'6"



UPVC double glazed French doors with inset blinds, Herringbone pattern oak coloured laminate flooring, double radiator, LED downlights to ceilings.

First Floor Landing



Access point to loft.

Bedroom 1 (front) 7'4" x 14'1"



Maximum dimensions to front of built in wardrobes, Two UPVC double glazed windows to front, single radiator.

Bedroom 2 (rear) 8'11" x 8'5"



UPVC double glazed window to rear, single radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 6'10" x 9'6"



Panelled walls, UPVC double glazed window to rear and single radiator.

Bathroom



Low level WC, pedestal washbasin, panel bath with

overhead Rainforest shower and second handheld riser - attractive white suite with wall and floor tiles, LED downlights to ceiling, wall mounted extractor unit, ladder design chrome heated towel rail, UPVC double glazed window to side.

Outside



Laid to lawn gardens to the front with a double length drive accessed via wrought iron gates leading to spacious sun drenched gardens to the rear access via side gate. The lawns to the rear feature attractive lawns, raised timber decked seating area capturing sun light perfect for Al Fresco dining and entertaining and to the side of the property there is a large timber storage shed. External power supply and security light.

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 Part 1

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. 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 £179.00 by Movewithus Ltd.

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:-

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.

Important Notice Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please

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MAIN ROOMS AND DIMENSIONS

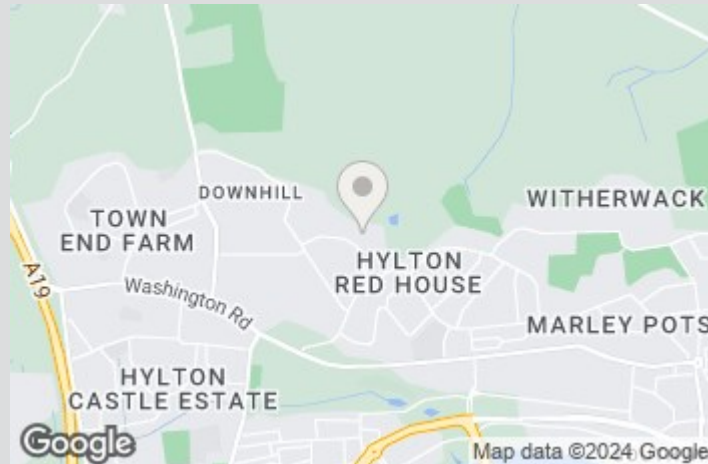
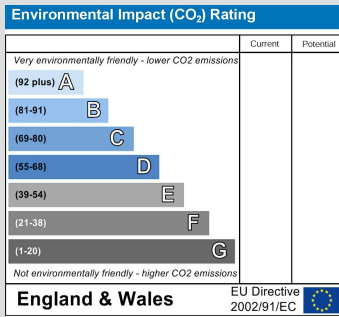
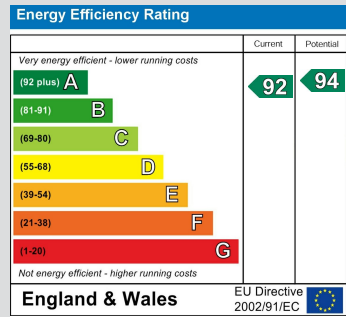
contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

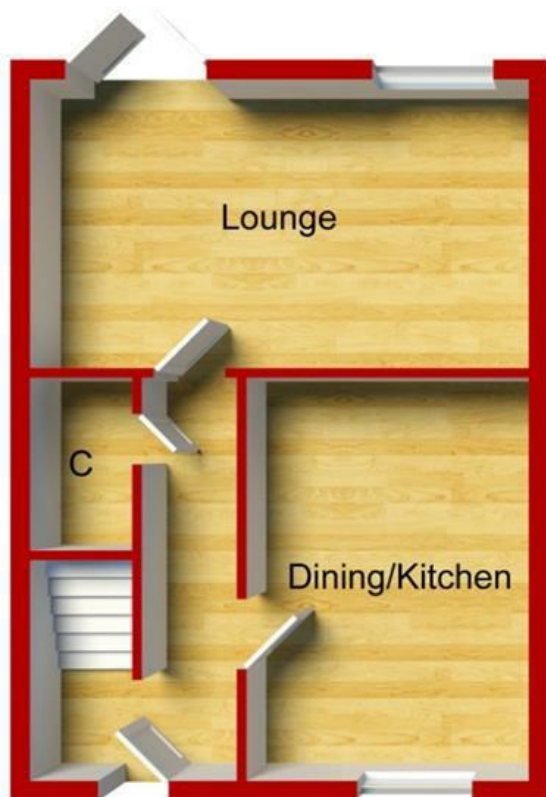
Ombudsman

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



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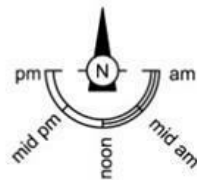
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Ground Floor
Approximate Floor Area
(35.14 sq.m)



First Floor
Approximate Floor Area
(35.14 sq.m)



2 Rockingham Square