









This modern three bedroomed end link villa which enjoys a convenient position equidistant from a range of local amenities including Sunderland City Centre, the Sea Front and A19, this popular style home is ideal for professionals and carries a very competitive asking price. Accommodation is arranged over two floors and includes a reception hall with ground floor WC, living room, dining kitchen, three first floor bedrooms and a bathroom. Features of note include gas central heating, double glazing, town garden to the front and enclosed gardens to the rear with two parking bays. Ideal for Nissan and Doxford International Business Park workers, the property is sure to command considerable interest therefore immediate internal inspection is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall

Radiator.

Ground Floor WC

Low level WC and washbasin, double glazed window to front and radiator.

Living Room 15'9" x 14'11"



Double glazed windows to side and front, 2x radiators and stairs to first floor.

Dining Kitchen 14'11" x 8'3"



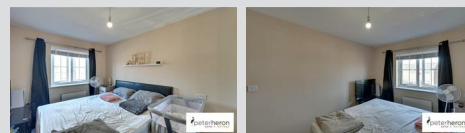
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and cooker hood. Space for fridge freezer and washing machine. 2x radiators, storage cupboard and UPVC French doors to rear.

First Floor Landing



Access point to loft.

Bedroom 1 (front) 13'4" x 8'5"



Double glazed window to front, radiator and built in wardrobes with sliding mirror fronted doors.

Bedroom 2 (rear) 10'8" x 8'6"



Double glazed window to rear and radiator.

Bedroom 3 (front) 7'1" x 6'2"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, double glazed window to rear and radiator.

Outside



Laid to lawn gardens to the front, enclosed lawned gardens to the rear with a patio seating area accessed directly from the French doors in the dining room. Two parking bays are located to the rear.

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.

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MAIN ROOMS AND DIMENSIONS

Important Notice - Particulars

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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.

Sea Road Viewings

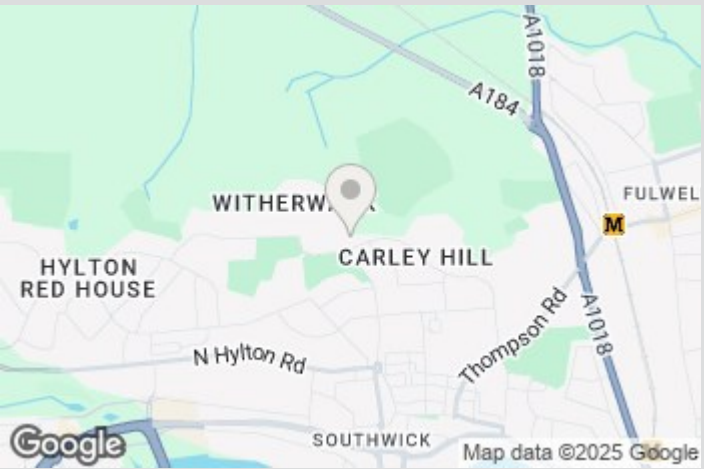
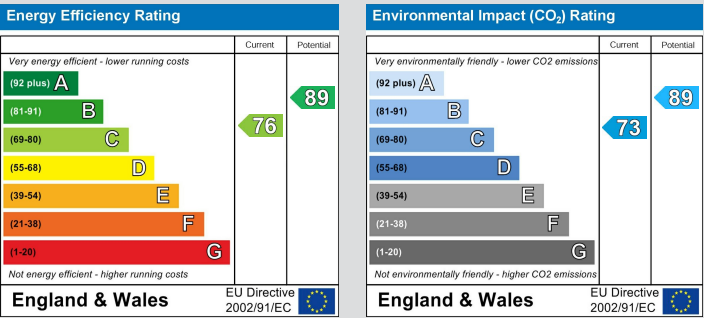
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Hours

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12.00pm

Ombudsman

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



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