









Occupying a popular position within this highly desirable estate set close to Venerable Bede Academy, this well modernised and tastefully appointed three bedroom detached home with Freehold Tenure, offers the perfect family size living accommodation. Comprising entrance hall, lounge, dining room, kitchen, utility, ground floor WC, three first floor bedrooms, en-suite shower room and bathroom, externally has gardens to the front with a drive and garage together with spacious landscaped gardens to the rear. Conveniently situate central to the City Centre, A19 and Doxford International Business Park, this superb home is literally ready to move into and guaranteed to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Lounge 14'3" plus bay x 11'7"



Double glazed bay window to front, wood effect laminate flooring, radiator, electric fire, archway through into

Dining Room 10'6" x 8'4"



Staircase to first floor, wood effect laminate flooring, radiator, double French doors to rear leading into gardens.

Kitchen 10'10" x 9'0"



Contemporary high gloss wall and eye level units with work surfaces over incorporating sink and drainer unit, tiled splashbacks, integrated electric hob with overhead extractor fan, integrated oven and microwave, integrated dishwasher, LED spotlights and worktop lighting, double glazed window to rear and radiator.

Utility 5'0" x 5'7"



Space for washing machine and fridge freezer, central heating boiler. Door to rear gardens.

Cloakroom/WC



Low level WC and washbasin vanity, radiator.

First Floor Landing

Storage cupboard.

Master Bedroom 14'0" x 8'8"



Double glazed window overlooking rear gardens and radiator.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Low level WC, washbasin and shower cubicle with overhead shower, tiled flooring, double glazed window and radiator.

Bedroom 3 9'8" x 8'1"



Double glazed window and radiator.

Outside



Garden to front with driveway providing off street parking leading to attached GARAGE with electric up and over door. Side access to the beautiful spacious gardens with timber decked seating area.

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

Bedroom 2 11'0" x 9'10"



Double glazed window and radiator.

Bathroom



Low level WC, washbasin and panel bath, part tiled walls and flooring, double glazed window and radiator.

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MAIN ROOMS AND DIMENSIONS

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

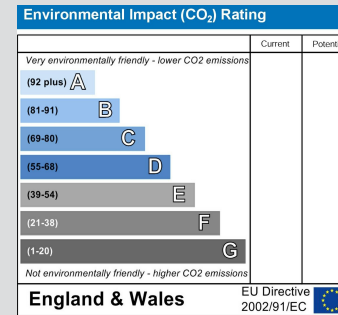
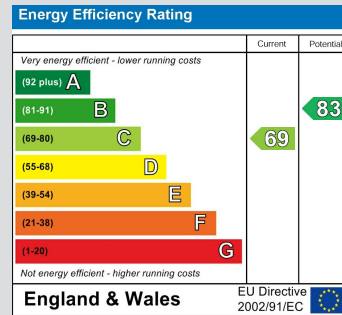
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

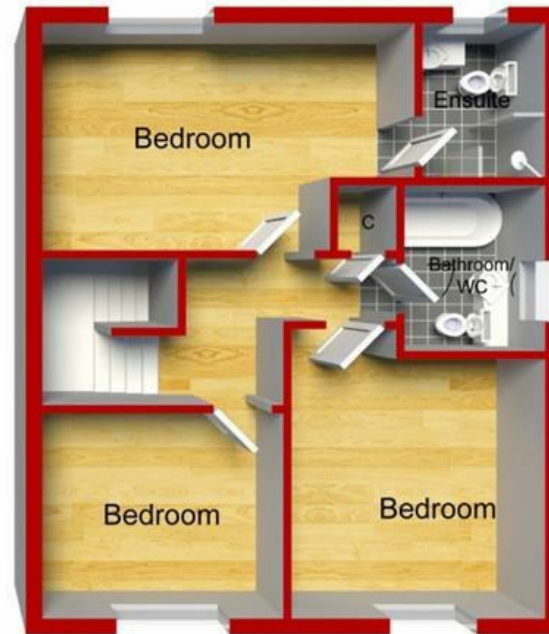
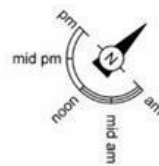
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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Ground Floor
Approximate Floor Area
(43.83 sq.m)



First Floor
Approximate Floor Area
(42.89 sq.m)

3 Bowood Close