









An extended three bedroom detached house providing spacious and impressive accommodation including a superb open plan living, dining and kitchen area. Internally the immaculate accommodation includes a hall with a staircase to the first floor, a cloakroom/wc and an attractive lounge with a bay window. To the rear of the property there is a fabulous open plan living, dining and kitchen area, featuring a vaulted ceiling with a Velux window and French doors to the rear. Completing the ground floor is a useful utility. On the first floor there is a master bedroom with a dressing area and en-suite shower room/wc, two further bedrooms and a family bathroom/wc. This location is well placed for access to local amenities, shops and schools and excellent transport connections to Sunderland City Centre and surrounding areas. With no upper chain involved, we highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door into

## Hallway



Attractive hall with a staircase to the first floor, radiator and doors connecting off to the cloakroom/WC, lounge and open plan living, dining and kitchen area.

## Cloakroom/WC



Low level WC, mini wash hand basin, radiator and double glazed window.

## Lounge 16'8" into bay x 9'8"



Double glazed bay window to the front, a further double glazed window to the side and a radiator.

## Open Plan Living, Dining And Kitchen Area 13'8" x 10'5" + 22'10" x 8'2"



This superb open plan space incorporates a living, dining and kitchen area and features a vaulted ceiling with a Velux window, double glazed French door leading out to the rear patio and two double glazed windows to the rear, the kitchen is fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer, the room also has three radiators and there is a door connecting through to the utility.

## Utility 6'4" x 4'11"

With a fitted base unit with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine, there is a radiator, a wall mounted boiler and a door to the side of the property.

## First Floor Landing



With a double glazed window to the rear, radiators and a built in storage cupboard, doors lead off to the three bedrooms and family bathroom.

## Bedroom 1 10'4" x 9'8"



With a double glazed window to the front, radiator and an archway leading through to the dressing area.

## Dressing Area



With fitted hanging rails and shelving, there is a door to the en suite.

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# MAIN ROOMS AND DIMENSIONS

## En Suite



With a low level WC, pedestal wash hand basin, step in shower cubicle with mains fed shower, there is a radiator and double glazed window.

## Bedroom 2 10'1" not inc entrance recess x 8'6"



Double glazed window to the front, radiator and built in wardrobe.

## Bedroom 3 8'2" x 7'4"



Double glazed window to the rear and a radiator.

## Family Bathroom



Three piece suite, low level WC, pedestal wash hand basin with panel bath, there is a radiator, part tiled walls and a double glazed window.

## Outside



There is a lawned garden to the front of the property and a driveway providing off street parking, whilst to the rear there is a delightful landscaped garden with a large patio area and gravelled areas.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C.

## 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

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# MAIN ROOMS AND DIMENSIONS

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## Fawcett Street Viewings

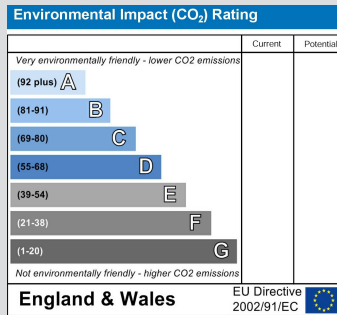
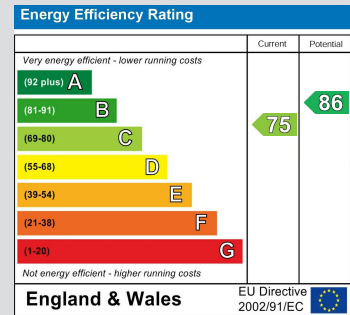
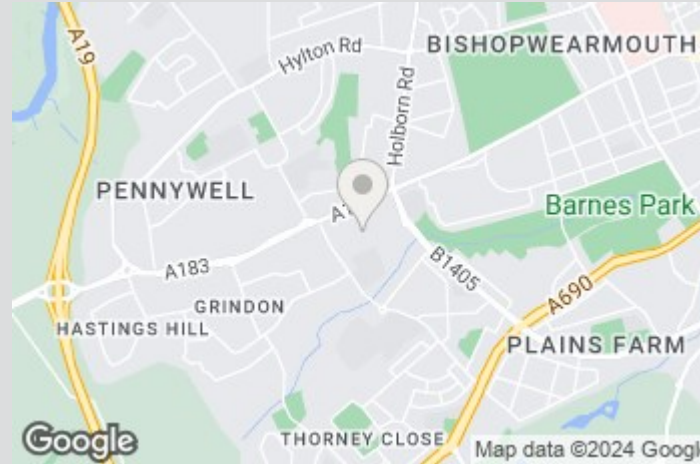
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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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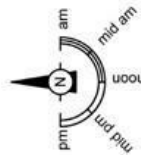
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Ground Floor  
Approximate Floor Area  
(58.59 sq.m)



First Floor  
Approximate Floor Area  
(45.61 sq.m)



28 Sutherland Drive