









This superb FREEHOLD four bedroom detached home, occupies an attractive, generous plot on this pleasant cul-de-sac, situated within the highly regarded Northfield Green estate. Internally the property comprises entrance lobby with a cloakroom/WC, hall with staircase to the first floor, lounge through dining room, a modern breakfasting kitchen and a delightful conservatory overlooking the garden. On the first floor there is family bathroom/wc and four bedrooms, one featuring an impressive en-suite shower room/wc. Externally there is a garden to the front with a block paved driveway providing ample off street parking and access to both the integral garage and also an additional parking area set behind gates. There is a wonderful garden to the rear laid mainly to lawn with a patio area. This location is ideal for local amenities, shopping facilities and schools, as well as offering transport links to surrounding areas and major road links including the A19. Homes within the development are rarely available to the open market, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Double glazed window, radiator, engineered wood floor and doors leading off to cloakroom and hall.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, chrome ladder style radiator and double glazed window.

Hallway



Engineered wood flooring, radiator, staircase to first floor and door to lounge/dining room.

Lounge/Dining Room 13'8" x 10'10" plus 9'4" x 9'4"



This spacious room has a double glazed bow window to front, two radiators, feature fireplace with electric fire, Engineered wood floor, door to kitchen and French style doors to conservatory.

Conservatory 16'0" x 8'4"



Double glazed windows provide a pleasant aspect over the rear garden and double glazed French doors leading out into garden, and a radiator.

Breakfasting Kitchen 16'4" x 9'0" extending to 11'2"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, space for range style cooker, a dishwasher and fridge. Two double glazed windows to rear, breakfast bar, radiator and door to garage.

First Floor Landing

Bedroom 1 15'7" x 7'8"



Maximum including fitted wardrobes with matching cupboards, double glazed box style bay window to front, radiator and door to en-suite.

En-Suite Shower Room



Modern suite comprising of a low level WC, washbasin set into vanity unit and walk in shower with mains over, tiled walls and floor, chrome ladder style radiator and double glazed window.

Bedroom 2 10'1" x 8'3" not including robe



Double glazed window to rear, radiator and fitted wardrobe.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'11" not inc robe x 9'4" max inc robe



Double glazed window to front, radiator and fitted wardrobe.

Bedroom 4 7'11" x 7'10"



Double glazed window to front and radiator.

Bathroom



Low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower, radiator, double glazed window and tiled walls.

Outside



To the front of the property there is a garden with a block paved driveway providing off street parking, access to the garage and also gates leading through to additional parking area. To the rear there is a delightful garden laid mainly to lawn with a patio area.

Garage 17'7" x 8'7"

With up and over access door, double glazed door to side of the property and space for washing machine and tumble dryer, internal door to kitchen.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

Important Notice

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. 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.

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 £210.00 by Movewithus Ltd.

Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

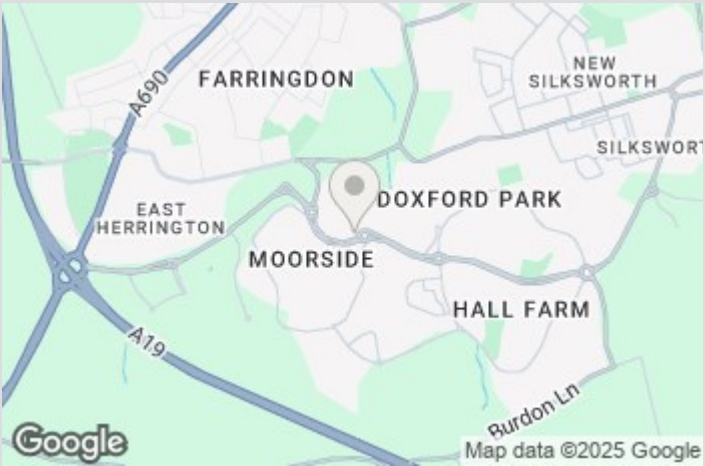
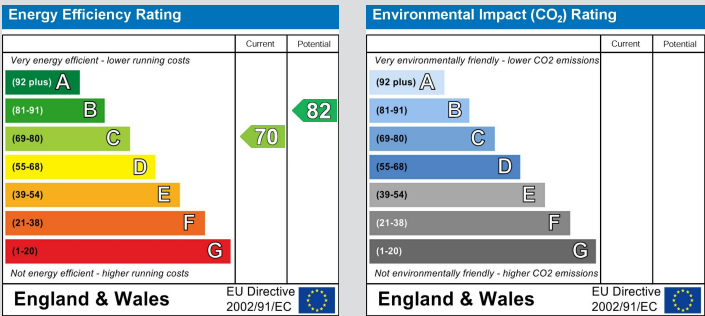
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

