



An impressive three bedroom house, providing spacious and immaculately presented accommodation within this popular location. Internally the attractive accommodation includes an entrance porch, hall with staircase to the first floor and an attractive lounge at the front. Double doors from the lounge connect through to the dining room that in turn leads through to a modern fitted kitchen. To the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a low maintenance garden to the front and to the rear a delightful courtyard with artificial grass and block-paved area, providing off street parking if required, along with a single garage. Benefits of the property include double glazing, gas central heating to radiators and solar panels. This ideal location is well positioned for local amenities, shops and schools as well as for links Doxford International Business Park and major road connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Porch

Door connecting through to hall.

Hallway

Radiator, staircase to first floor and door to lounge.

Lounge 13'5" x 13'11" into alcove



Double glazed bow window to front, radiator and multi fuel burning stove. Double doors lead through to dining room.

Dining Room 8'5" x 8'11"



Double glazed French door to rear, radiator and door to kitchen.

Kitchen 14'2" x 7'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer, washing machine and slimline dishwasher. Radiator, double glazed windows to side and rear, double glazed door to rear and built in cupboard.

First Floor Landing

Bedroom 1 12'2" x 8'3" not including robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 9'0" x 8'3"



Double glazed window to rear, radiator and built in wardrobe.

Bedroom 3 9'1" x 6'3"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin set into vanity unit and panel bath with mains shower over, chrome ladder style radiator and double glazed window.

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

Outside



To the front of the property there is a low maintenance garden whilst to the rear there is an attractive low maintenance courtyard with artificial grass and block paving providing off street parking. Single garage.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Solar Panels

We have been advised by our clients that the solar panels are owned and will change ownership upon completion. 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.

Fawcett Street Viewings

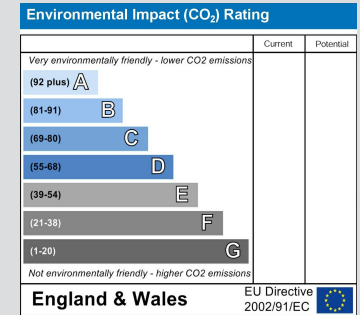
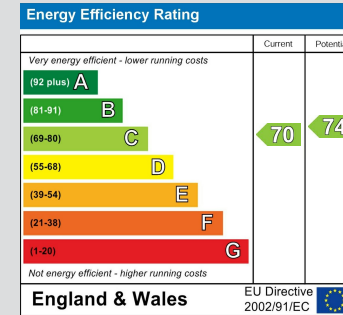
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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

