









This beautifully presented four bedroom detached house, has been subject to a significant programme of upgrading and modernisation to provide superb standard of accommodation. The property occupies a superb position, set back from the road within this popular development. Internally the impressive accommodation includes a hall with staircase to the first floor, an attractive lounge to the front and a fabulous open plan dining kitchen to the rear, fitted with an excellent range of stylish units. From the kitchen there is access to a useful utility, fitted with matching units and there is a cloakroom/wc. To the first floor there is a master bedroom with a contemporary en-suite shower room/wc, three further bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear a delightful garden. Features of the property includes central heating to radiators, and double glazed windows. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. We highly advise viewing to appreciate the quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Hall



Stairs to the first floor with storage under, radiator and doors to the lounge and kitchen.

Lounge 15'11" x 10'5"



Double glazed window to the front elevation, radiator, feature fireplace and double doors opening into dining room.

Dining Room 9'8" x 9'5"



Double glazed UPVC French doors to the garden, vertical radiator and the room opens into the kitchen.

Kitchen 10'1" x 9'5"



Range of contemporary units with counter tops over incorporating a 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob, extractor fan and microwave, space has been provided for the inclusion of fridge freezer and dishwasher. Double glazed window to the rear and opening into utility.

Utility 8'0" x 5'1"



Contemporary units with wood effect counter tops over, space for washing machine and dryer. Wall mounted Baxi boiler, radiator, double glazed window and UPVC door to the rear.

Separate WC



Low level WC, hand wash basin set into vanity unit, radiator and double glazed window.

First Floor Landing

Storage cupboard, radiator and access hatch to loft.

Bedroom 1 13'7" x 10'9"



Two double glazed windows to the front elevation, radiator and built in storage cupboards. Door to en-suite.

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MAIN ROOMS AND DIMENSIONS

En Suite Shower Room



Low level WC, hand wash basin set into vanity unit, walk in waterfall shower, chrome heated towel rail and double glazed window to the front.

Bedroom 2 10'7" x 8'5"



Double glazed window to the rear and radiator.

Bedroom 3 10'0" x 7'10"



Double glazed window to the rear and radiator.

Bedroom 4 8'8" x 6'11"



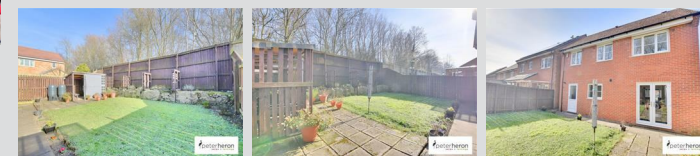
Double glazed window to the rear and radiator.

Shower Room



Low level WC, hand wash basin set into vanity unit, walk in waterfall shower, chrome heated towel rail and double glazed window to the side.

Outside



Attractive garden to the front with driveway and garage with an electric charging point. Generous garden to the rear with block paved seating area.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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MAIN ROOMS AND DIMENSIONS

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Viewings Fst

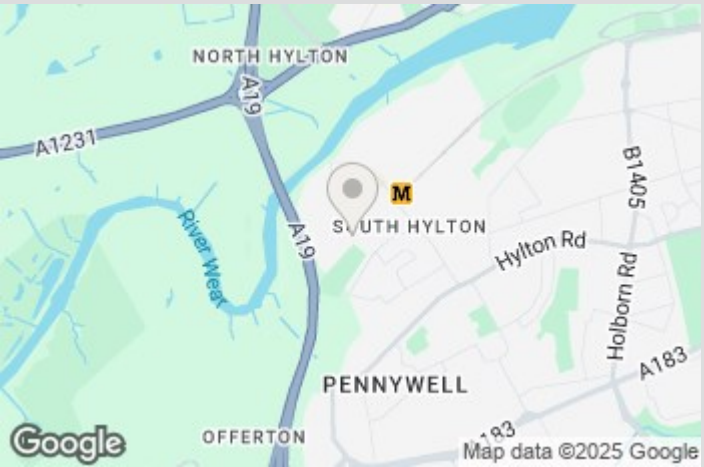
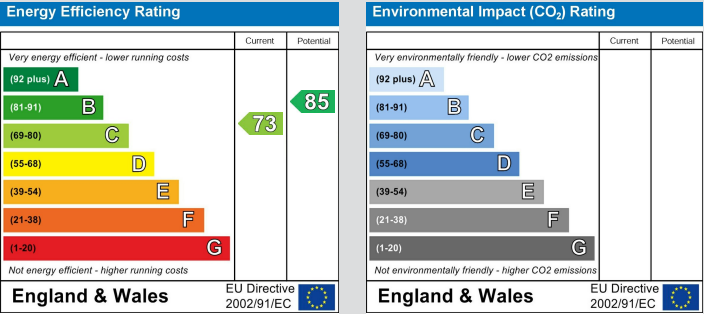
To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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
(61.00 sq.m)



First Floor
Approximate Floor Area
(54.80 sq.m)

