















Located just moments from the green open spaces of Middle Herrington Park, this delightful semi-detached property enjoys a superb open aspect to the rear and is positioned within one of the area's most desirable residential settings.

Internally, the well-appointed accommodation is accessed via an entrance lobby with staircase to the first floor. The ground floor comprises a spacious lounge and an impressive 26ft breakfasting kitchen, perfect for modern family living.

Upstairs, there are two generously sized bedrooms and a contemporary family bathroom/WC.

Externally, the property benefits from an attractive front garden, driveway parking, an attached single garage, and a charming courtyard garden to the rear, ideal for relaxing or entertaining.

Conveniently located for a wide range of local amenities, excellent schools, shopping facilities, and transport links including the A19 and A690, this home is offered with immediate vacant possession and no upper chain.

Early viewing is strongly recommended to fully appreciate the location, views, and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Staircase to first floor and door to lounge.

## Lounge 15'11" x 15'1" into alcove



Double glazed window to front, radiator, feature fireplace, built in cupboard and access through to kitchen.

## Breakfasting Kitchen 26'10" x 7'0"



Fitted wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include oven and hob, space for fridge freezer and washing machine, two double glazed windows to rear and radiator.

## Conservatory 8'8" x 6'0"



Double glazed French door to rear garden and double glazed windows.

## First Floor Landing

Double glazed window to side.

## Bedroom 1 15'3" maximum x 11'10"



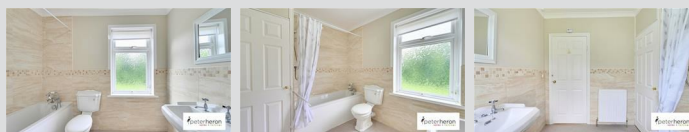
Double glazed window to front, radiator and walk in area with hanging rail and shelf with double glazed window.

## Bedroom 2 11'1" x 9'5" maximum



Double glazed window to rear providing delightful open views.

## Bathroom



Low level WC, pedestal washbasin and panel bath with mains shower, part tiled walls, radiator, built in cupboard and double glazed window to rear.

## Outside



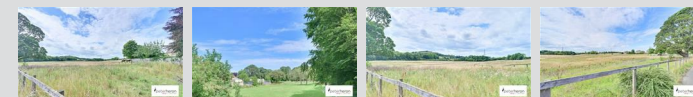
To the front of the property there is a driveway and delightful lawned garden with planted borders whilst to the rear there is an attractive courtyard style garden.

## Garage 15'0" x 7'6"



Attached garage with roller shutter access door. Internal door to kitchen.

## Views



## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

## Important Notice - Particulars

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

Visit [www.peterheron.co.uk](http://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

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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

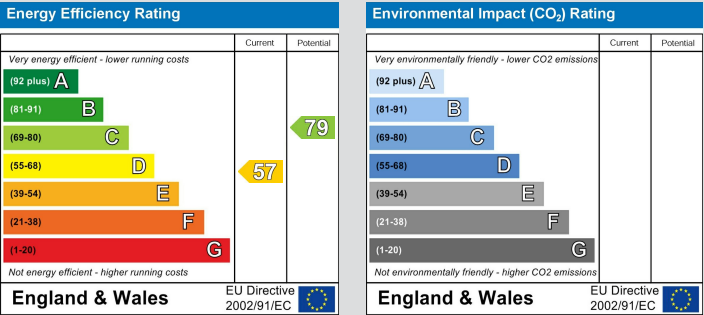
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

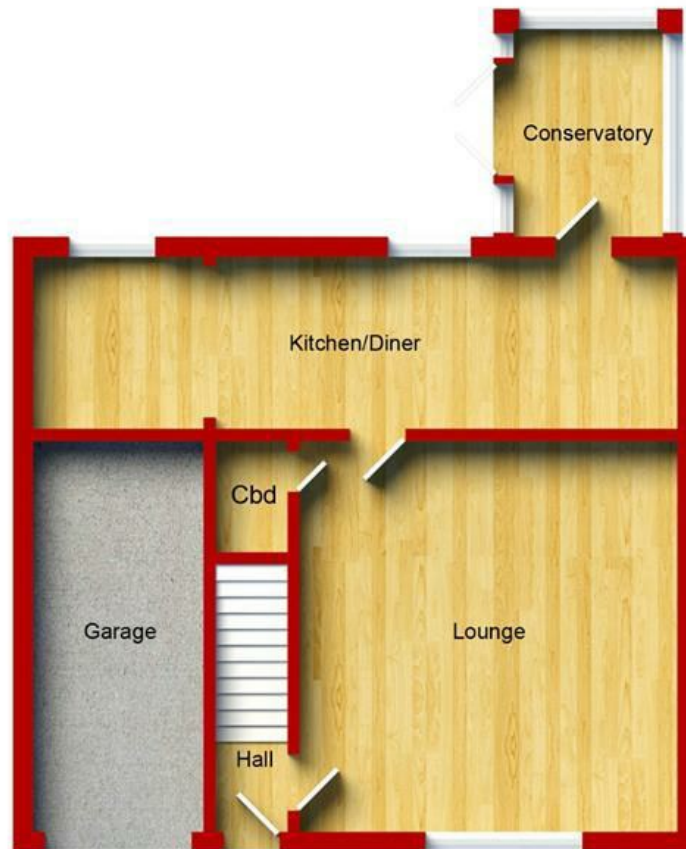
## Opening Times

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.

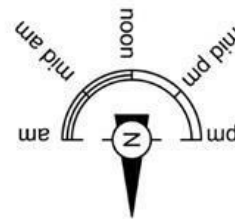




Ground Floor  
Approximate Floor Area  
(51.38 sq.m)



First Floor  
Approximate Floor Area  
(41.22 sq.m)



## 2 Herrington Hall Cottages