









An impressive three bedroom detached house, occupying a delightful cul-de-sac position within this highly sought-after modern development, known as Potters Hill. The accommodation on the ground floor includes a hall staircase to the first floor, a cloakroom/wc, an attractive lounge and a kitchen / diner, fitted with an excellent range of units and French doors to the rear garden. To the first floor there is a master bedroom with an en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and a lawned garden to the rear with a patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite door.

## Entrance Hall

Radiator and stairs to first floor.

## Lounge 14'3" x 12'4"

Double glazed windows to front, radiator, storage cupboard and Media wall with electric fire.

## Kitchen/Diner 12'0" x 12'2"

Modern kitchen fitted with a range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood and fridge freezer. Space provided for a washing machine. Radiator, double glazed window and UPVC double glazed French doors to rear.

## Cloakroom/WC

Low level WC and washbasin, radiator and double glazed window to rear.

## First Floor Landing

Double glazed window, radiator, access hatch to loft and 2x storage cupboards.

## Bedroom 1 13'3" x 12'5"

Double glazed windows to front, radiator and door to en suite.

## En-Suite Shower Room

Low level WC, washbasin and walk in shower cubicle, chrome heated towel rail.

## Bedroom 2 13'0" x 11'6"

Double glazed window to rear and radiator.

## Bedroom 3 11'6" x 9'2"

Double glazed window to rear and radiator.

## Bathroom

Low level WC, washbasin and bath with shower over, double radiator and double glazed window.

## Outside

Driveway to front providing off street parking and garage, whilst to the rear an attractive garden.

## Lettings Important Info.

We endeavour to make our lettings particulars accurate and reliable. They should be considered as a general guide only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Prospective tenants and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on any point of importance can be provided, if in doubt please seek clarification before proceeding with a tenancy. No person in the employment of Peter Heron Limited has any authority to make or give any representation or warranty whatever in relation to this property.

## Council Tax Band

The Council Tax Band is Band D.

## Fawcett Street Viewings

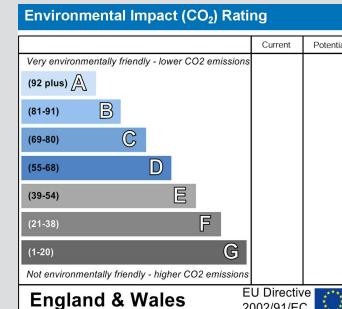
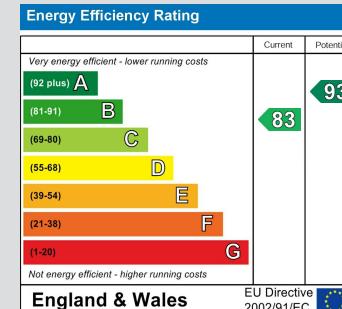
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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