Nutberry Close, Cherry Tree Park, Sunderland

Offers over £199,950

A beautifully presented three-bedroom semi detached home located within the popular Cherry Tree Park development in Sunderland, offering stylish and comfortable living throughout. The accommodation briefly comprises an entrance vestibule leading into a generous lounge, with an inner lobby providing access to a practical ground floor WC and useful storage cupboard. To the rear of the property is a contemporary open-plan kitchen/dining room with French doors opening onto the rear garden. To the first floor, there are three well-sized bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom. Externally, the property benefits from an enclosed rear garden, while a driveway to the front provides off-road parking. Well maintained throughout and ready for immediate occupation, this excellent home is certain to appeal to a wide range of buyers. No upward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to entrance lobby .

Entrance Lobby
Stairs to first floor, radiator and door to the lounge.

Lounge 13'0" x 11'9"

Double glazed window to the front, radiator and a door to the rear hall.

Rear Hall
Storage cupboard, door to wc and kitchen/diner.

Downstairs WC

Low level WC mini wash hand basin and double glazed frosted window to the rear.

Kitchen/Diner 10'0" x 15'0"

Fitted with modern wall and base units with work surface over incorporating a single bowl stainless steel sink and drainer unit, wall mounted boiler concealed by matching kitchen unit, integrated oven, gas hob with extractor over, dishwasher and washing machine, space for a fridge freezer. Double glazed French doors to the rear garden and a double glazed window to the rear .

First Floor Landing
Radiator, access hatch to loft and doors to the three bedrooms and bathroom.

Bedroom 1 9'6" x 11'10"

Double glazed window to the front, radiator and a door to the en suite shower room.

En Suite Shower Room

Low level wc, wash hand basin, shower enclosure with overhead shower, radiator and a double glazed fronted window to the front.

Bedroom 2 10'9" x 7'10"

Double glazed window to the rear and a radiator.

Bedroom 3 9'6" x 6'11"

Double glazed window to the rear and a radiator.

Bathroom

Low level WC, wash hand basin, panel bath, radiator and a double glazed frosted window.

MAIN ROOMS AND DIMENSIONS

Outside

Generous rear garden laid to lawn, driveway to the front.

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.

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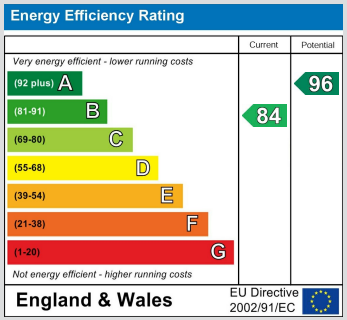
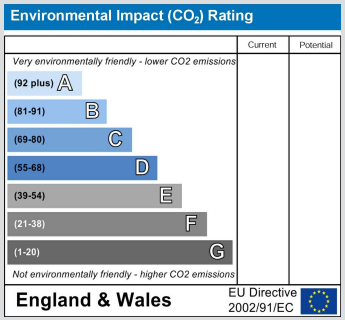
Viewings Fst
To arrange an appointment to view this property contact our Fawcett Street branch on .

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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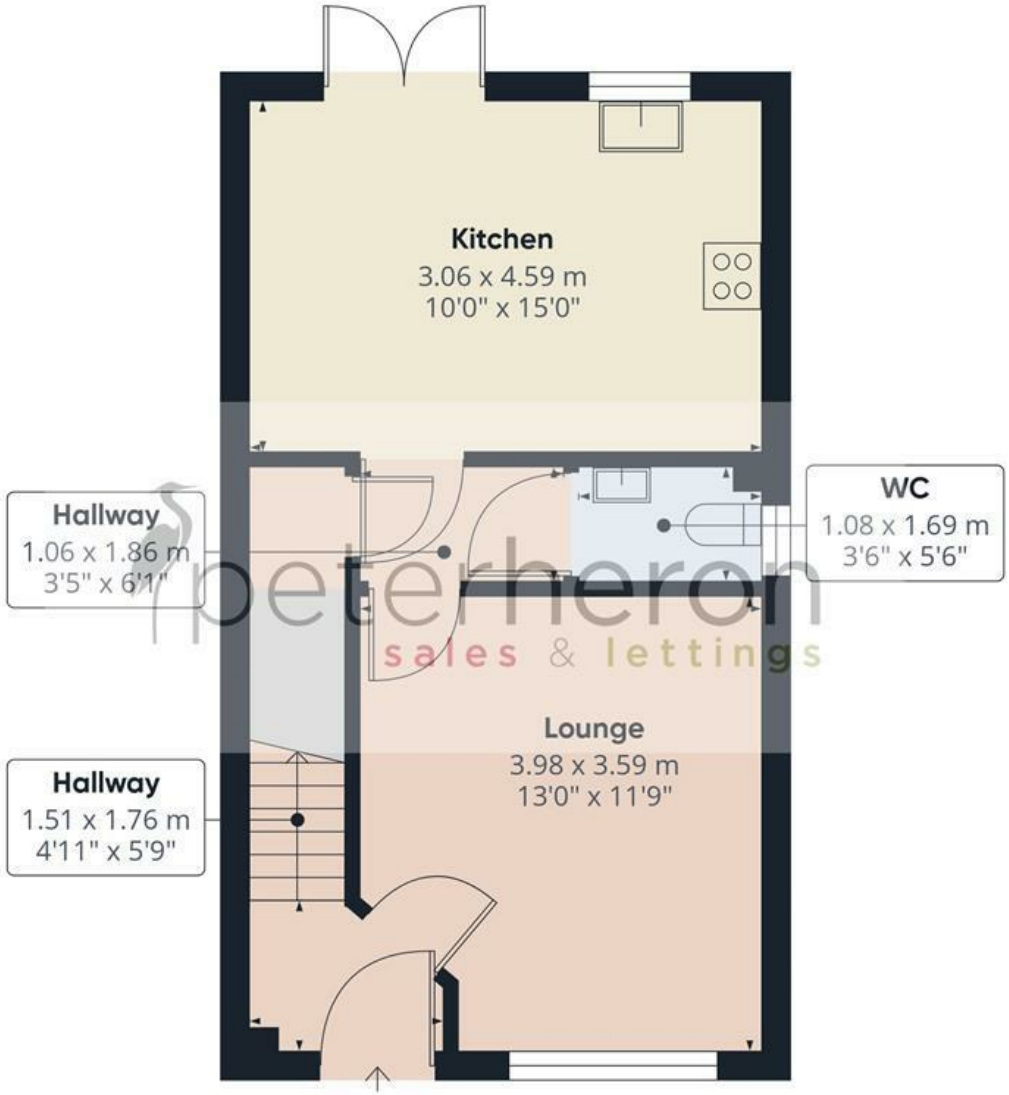
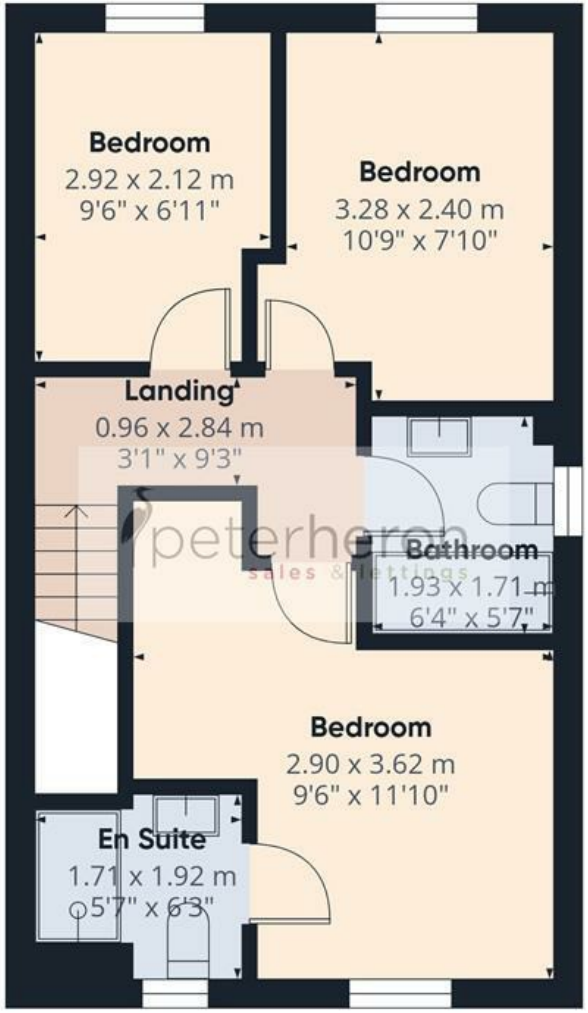


Ground Floor



First Floor

Approximate total area(1)

71 m²

765 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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