









This stunning detached house, provides a beautifully appointed standard of accommodation, situated within this attractive modern development. Internally the stylish interior on the ground floor includes an entrance hall with a cloakroom/wc and staircase to the first floor, a superb lounge with a feature media wall and a fabulous kitchen / diner, fitted with a range of units, a selection of integrated appliances and French doors to the garden. Completing the ground floor is a useful utility. To the first floor there is a principle bedroom with a luxury en-suite shower room/wc, two further bedrooms and a contemporary family bathroom/wc. Externally there is a parking space to the front and a delightful garden to the rear with a lawn, paved patio and planted borders. This location is ideal for local amenities, as well as offering excellent links to major road connections. Viewing is highly recommended to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Radiator and stairs to first floor.

Lounge 17'3" x 9'8"



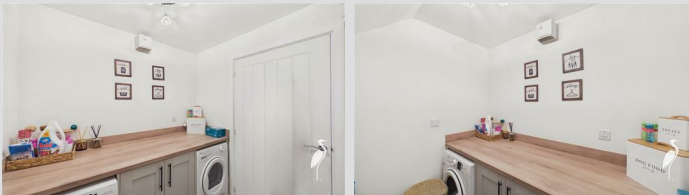
2x double glazed windows to front and side, radiator and media wall with built in electric fire.

Kitchen/Diner 17'3" x 9'1"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, microwave and fridge freezer. Double radiator, 2x double glazed windows and UPVC French patio doors to rear.

Utility 5'6" x 7'1"



Radiator and base units with countertops over providing space for washing machine and tumble dryer.

Cloakroom/WC



Low level WC, washbasin and radiator.

First Floor Landing



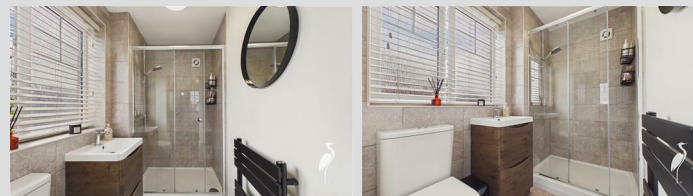
Access point to loft.

Bedroom 1 17'3" x 9'10"



2x double glazed windows to front and side, built in sliding door wardrobes and radiator. Door to en-suite.

En-Suite Shower Room



Low level WC and washbasin set into vanity unit, shower, heated towel rail and double glazed window to side.

Bedroom 2 8'9" x 9'8"



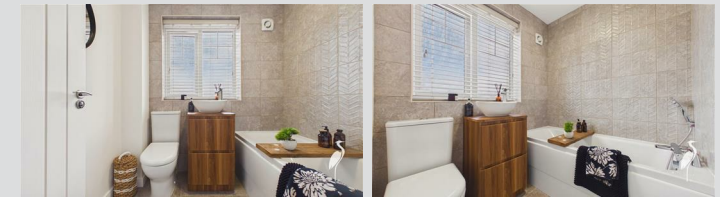
2x double glazed windows to front and side and radiator.

Bedroom 3 8'3" x 9'8"



Double glazed window to side and radiator.

Bathroom



Low level WC and washbasin set into vanity unit, bath with shower tap, double glazed window to front and radiator.

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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



Parking space to the front and a delightful garden to the rear with a lawn, paved patio and planted borders. Side gate to access front.

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

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Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked

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Sea Road Viewings

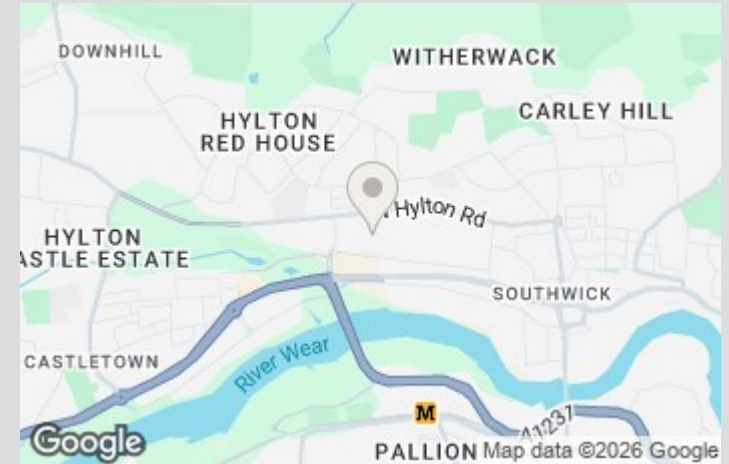
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

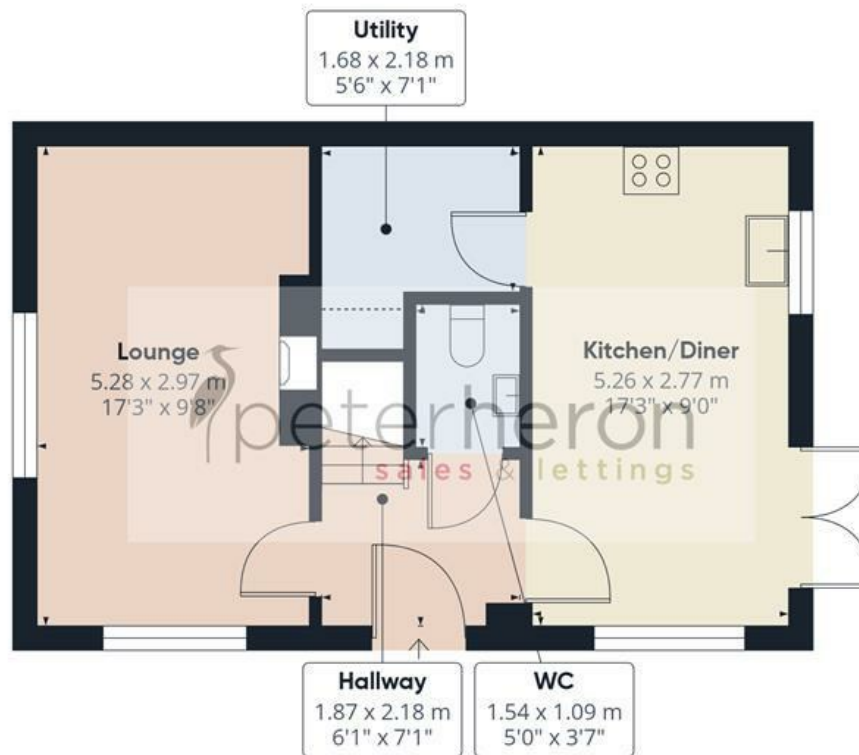
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area⁽¹⁾

81 m²

873 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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