









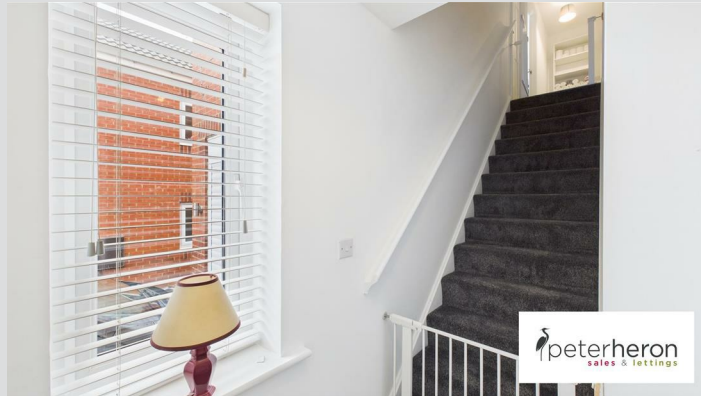
A fabulous three bedroom detached house with a garage, featuring a stylish upgraded interior. Internally the immaculate accommodation to the ground floor includes a hall with a staircase to the first floor, an attractive lounge, and there is an impressive, contemporary kitchen / diner. Completing the ground floor is a downstairs WC. On the first floor there is a principle bedroom with an en-suite shower room/wc, two further well-proportioned bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, an integral single garage and to the rear, a wonderful, landscaped garden with a lawn and patio area. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Early viewing is essential to appreciate this delightful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Double glazed window to side and radiator.

Living Room 17'7" x 11'5"



Double glazed windows to front and side and radiator. Door to kitchen.

Kitchen/Diner 11'6" x 9'8"



Range of wall and base units with countertops over incorporating single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and hood. Space for fridge freezer and washing machine. Double

glazed window, Composite door to rear and radiator. Door to garage.

Cloakroom/WC



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

First Floor Landing



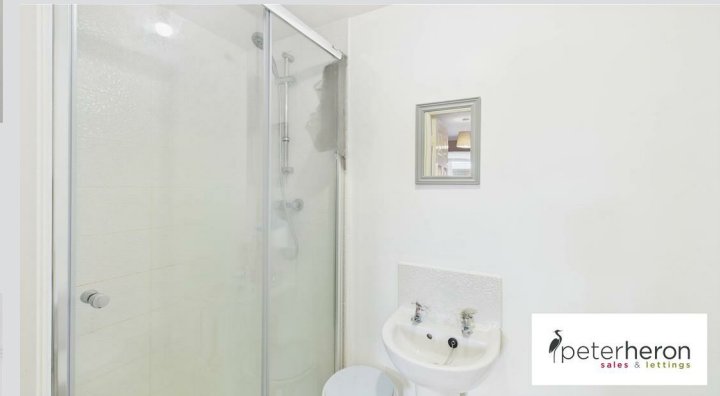
Access point to loft and radiator.

Bedroom 1 17'8" x 11'5" maximum



Double glazed windows to front and side, and radiator. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator.

Bedroom 2 10'4" x 7'2"



Double glazed window to front, radiator and built in sliding door wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'2" x 7'2"



Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes.

Bathroom



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

Outside



Garden to front with driveway providing off street parking. Delightful landscaped garden to the rear with patio seating area and step up to lawned area. Side access gate to the front of the property.

Garage

Access via electric roller shutter door and space for tumble dryer and storage space.

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.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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MAIN ROOMS AND DIMENSIONS



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Floor 0



Floor 1

Approximate total area⁽¹⁾

91 m²

Reduced headroom

2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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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