

Chantry Close, Chapelgarth, Sunderland £259,950











Occupying a superb generous plot, this attractive four bedroom detached house, features a detached double garage and a delightful cul-de-sac position within this ever popular area. Internally the accommodation includes a hall, cloakroom/wc, spacious lounge, dining room and a breakfasting kitchen whilst to the first floor there are four well-proportioned bedrooms and a family bathroom/wc with shower cubicle. Externally there is a driveway providing off street parking, double garage with twin access doors and a beautiful, mature garden to the rear with lawn, patio and established planting. The property is ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. Available with no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall



Radiator and double glazed window.

Cloakroom/WC



Low level WC and mini washbasin, radiator, tiled walls and floor, double glazed window.

Lounge




Double glazed bow window to front, further double glazed window, two radiators and feature fireplace.

Dining Room




Double glazed window to rear overlooking the rear garden, radiator and staircase to first floor with understairs storage cupboard.

Breakfasting Kitchen






Fitted with a range of modern wall and base units with work surfaces over incorporating breakfast and 1 1/2 bowl sink and drainer unit, integrated appliances include double oven and hob, space for fridge freezer, washing machine and dishwasher, double glazed window to side, double glazed door to rear garden, radiator and tiled floor.

First Floor Landing
Useful walk in airing cupboard with storage space and housing the central heating boiler.

Bedroom 1




Double glazed window to front and radiator.

Bedroom 2



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to rear and radiator.

Bedroom 4



Double glazed window to front and radiator.

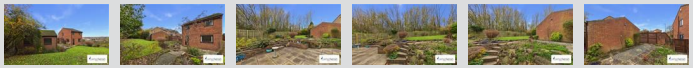
Bathroom





Low level WC, pedestal washbasin, bath and step in shower cubicle with electric shower, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



Garden to the front of the property along with driveway providing off street parking with double gates to an additional area, to the rear there is a delightful mature garden with lawn, patio and established planting.

Double Garage



Detached double garage with remote control roller shutter twin access doors.

Council Tax Band
The Council Tax Band is Band D.

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 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

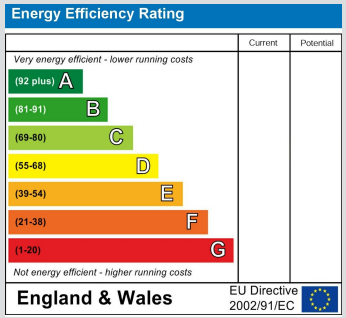
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

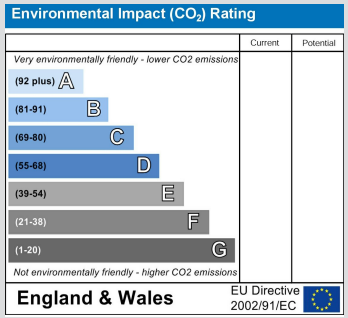
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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



First Floor



Ground Floor

peterheron
sales & lettings

Approximate total area(1)

130.7 m²

1406 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.

GIRAFFE360