









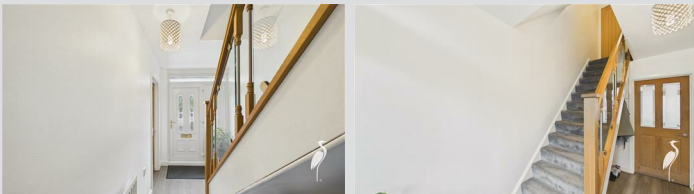
A very well presented three bedroom semi-detached home, situated within this popular residential area. Internally on the ground floor there is a hall with a bespoke staircase to the first floor, an attractive lounge with double doors leading through to a dining room with bi-folding doors to the rear garden and there is a fitted kitchen. On the first floor there are three well-proportioned bedrooms and an impressive contemporary bathroom/wc. Externally there are delightful low maintenance gardens to the front and rear. The property is conveniently located close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door into the reception hall.

Reception Hall



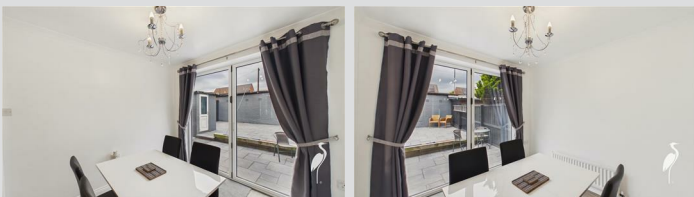
Stairs to the first floor, radiator and doors to the lounge and kitchen.

Lounge 13'6" x 9'8"



Double glazed bay window to the front and a radiator, wooden glass panelled double doors opening into the dining room.

Dining Room 8'9" x 8'11"



UPVC double glazed Bi-folding doors to rear and a radiator.

Kitchen 8'9" x 7'8"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated fridge freezer and an extractor hood, space provided for a double oven and a washing machine. Radiator, double glazed window and a Composite door to the rear.

First Floor Landing



Landing with access point to loft and doors to

Bedroom 1 13'11" x 9'1"



Double glazed window front and a radiator.

Bedroom 2 8'6" x 9'2"



Double glazed window to the rear and a radiator.

Bedroom 3 9'6" x 7'10"



Double glazed window to the front, radiator and a storage cupboard.

Bathroom



Low level WC with concealed cistern, wash hand basin set into vanity unit, bath with shower over, chrome heated towel rail and a double glazed window to the rear.

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MAIN ROOMS AND DIMENSIONS

Outside



Attractive block paved garden to the front with gate to access rear. Good sized, paved rear garden benefitting from an outhouse providing additional storage space.

Council Tax Band

The Council Tax Band is Band A.

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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Fawcett Street Viewings

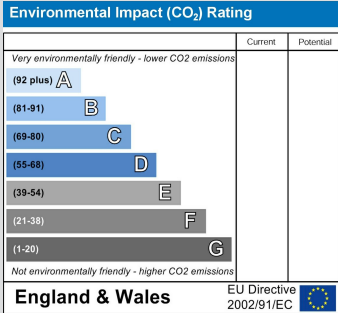
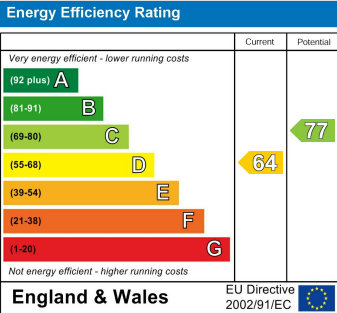
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

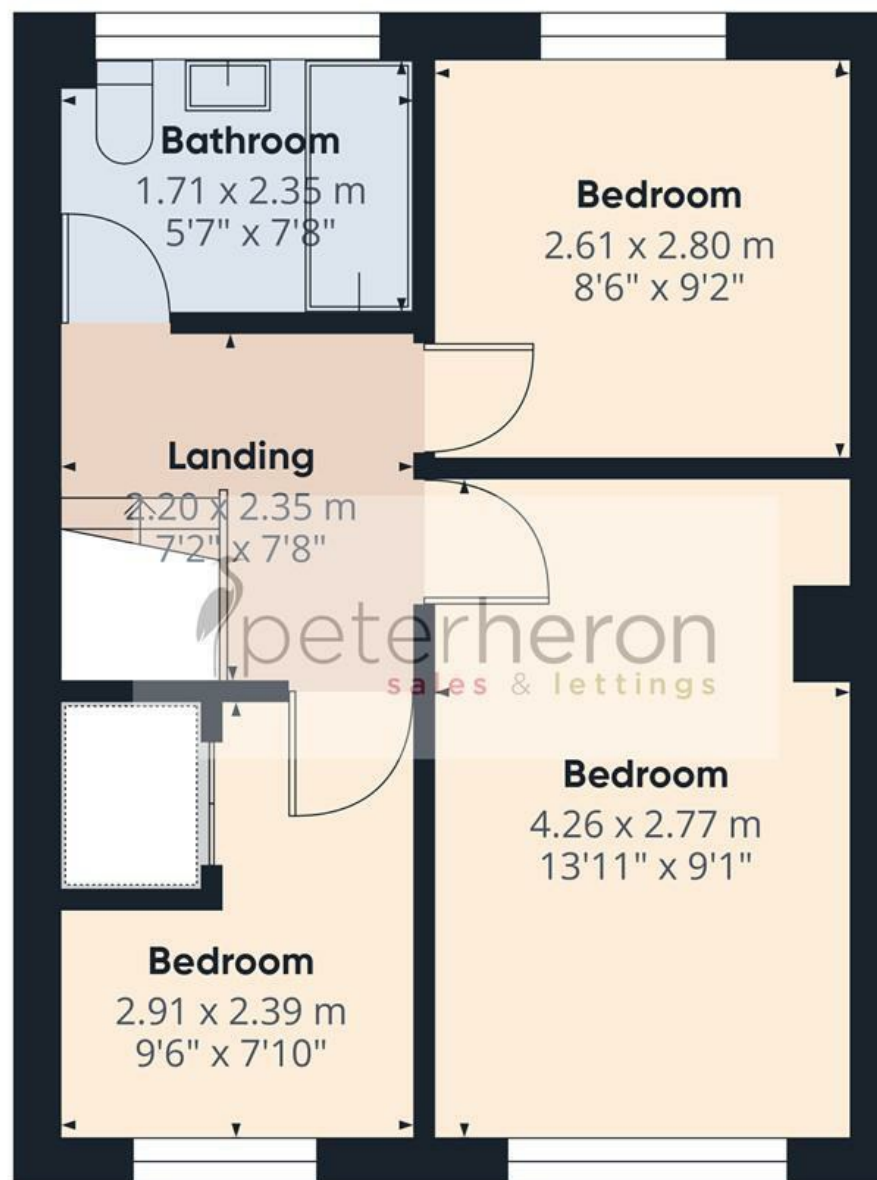
Ombudsman

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



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Approximate total area⁽¹⁾

67.1 m²

723 ft²

Reduced headroom

1.3 m²

14 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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