









An extended and beautifully presented three bedroom semi detached home, occupying a superb position, within the ever popular Hastings Hill. Internally the immaculate accommodation comprises of an entrance porch, hall, an attractive lounge / dining area that enjoys a dual aspect and there is a fabulous 33ft open plan breakfasting kitchen / living area. The kitchen is fitted with an excellent range of units, breakfast bar and there are doors from the living area leading onto the garden. Completing the ground floor is a useful utility area and a cloakroom/wc. On the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front with a generous block-paved driveway, an attached store (former garage, converted in to two store areas) and to the rear there a delightful, low maintenance garden with artificial grass, patio areas and a versatile covered area. The property is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly recommend early viewing to avoid disappointment and appreciate the space and quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

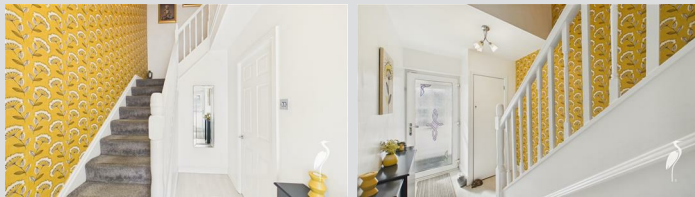
Ground Floor

Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side elevations and inner UPVC door to hallway.

Reception Hall



Stairs to first floor, radiator and storage cupboard.

Lounge/Dining Area 19'11" x 13'6"



Double glazed bay window to front elevation and radiator. Open plan into dining area.

Dining Area



UPVC double glazed sliding doors to rear elevation and double radiator. Door to utility.

Utility 5'6" x 9'2"



Countertop with space under for a washing machine and tumble dryer, storage cupboard. Double glazed window and UPVC door to rear elevation. Door to WC and open into kitchen.

Ground Floor WC



Low level WC with concealed cistern and washbasin set into vanity unit.

Open Plan Kitchen & Living Area 33'6" x 9'5"



Range of modern wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated appliances include double oven, electric hob and

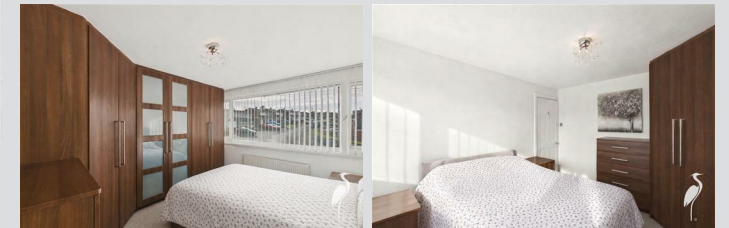
hood, dishwasher and wine fridge. Space provided for an American style fridge freezer. 2 seater breakfast bar and 2x double radiators. Double glazed window and UPVC French doors to rear elevation. Door to store.

First Floor Landing



Access point to loft.

Bedroom 1 12'2" x 10'6"



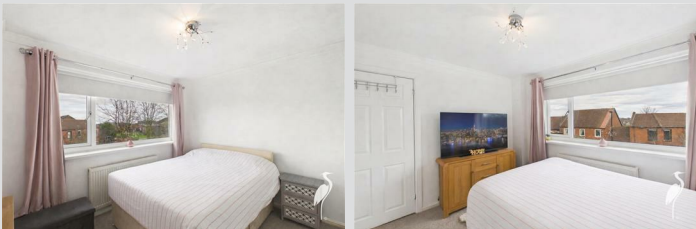
Double glazed window to front elevation, radiator and built in wardrobes and drawers.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'3" x 10'8"



Double glazed window to rear elevation and radiator.

Bedroom 3 6'11" x 8'9"



Double glazed window to front elevation and radiator.

Bathroom



Low level WC, washbasin set into vanity unit and bath with waterfall shower head over, chrome heated towel rail and double glazed window.

Outside



Garden area to the front with generous block-paved driveway providing off street parking, an attached store (previously a garage but been divided into 2 stores). To the rear delightful garden with artificial lawn, various seating areas and a versatile, covered area.

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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Fawcett Street Viewings

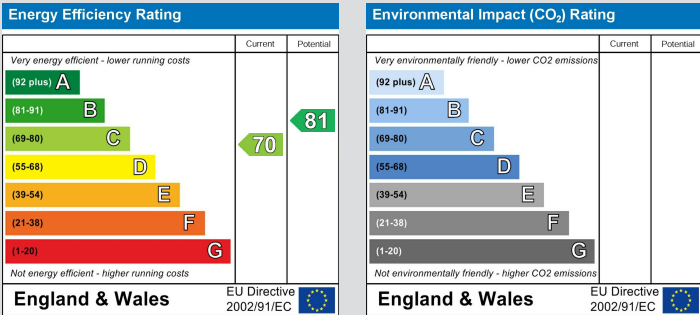
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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Approximate total area⁽¹⁾

110.7 m²
1189 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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