









An impressive four bedroom detached, occupying a delightful cul-de-sac position within this highly regarded and convenient location. Internally the recently refurbished interior is accessed via a reception hall with cloakroom/wc and staircase to the first floor. There is a generous lounge to the front, a contemporary breakfasting kitchen with some integrated appliances, conservatory overlooking the rear garden and a flexible reception room that would be ideal as family room or formal dining room. To the first floor there is a master bedroom with fitted wardrobes and modern en-suite shower room, three further bedrooms and a family bathroom. Externally there are gardens to the front and rear, block-paved driveway and an integral garage. This ideal location is close to local amenities, as well as offering excellent links to major centre's and road connections including the A19 and A1. Viewing essential to fully appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Hall

Access via an entrance door. There is a staircase to the first floor with a built in storage cupboard and there is a central heating radiator.

Cloakroom/WC

Low level WC, mini wash hand basin, window and a central heating radiator.

Lounge 19'6" x 12'0" into alcoves

Window to the front and a central heating radiator.

Breakfasting Kitchen 17'2" x 10'11"

Impressive modern kitchen fitted with modern wall and base units with work surfaces over incorporating a 1 1/2 bowl sink and draining unit. Integrated appliances include an electric oven, microwave, oven, hob with an extractor chimney over, dishwasher and two fridges. There is a window to the rear and a central heating radiator, built in cupboard and access to the family room and also to the conservatory.

Family Room 21'10" x 10'11"

This versatile room would be ideal as a family room or formal dining room and has a window to the rear overlooking the garden and a central heating radiator.

Conservatory 9'3" x 9'0"

Windows overlooking the garden and a door leading out to the garden.

First Floor Landing

Doors leading up to the bedrooms and family bathroom.

Master Bedroom 12'8" x 9'2" (not including fitted wardrobes)

Window to the front, central heating radiator, fitted wardrobes and a door to the

En-Suite Shower Room

Fitted with a contemporary suite comprising of a low level WC, pedestal wash hand basin and a step in shower cubical with a mains head shower. There is a chrome ladder style central heating radiator and a window.

Bedroom 2 10'11" x 9'3" (not including fitted wardrobes)

Window to the rear, central heating radiator and fitted mirror fronted sliding door wardrobes.

Bedroom 3 8'4" x 7'4"

Window to the rear and a central heating radiator.

Bedroom 4 8'6" x 6'6"

Window to the front, a central heating radiator and a built in cupboard.

Family Bathroom

Fitted with a low level WC, pedestal wash hand basin and bath. There are tiled walls and a central heating radiator.

Outside

Garden to the front with a block paved driveway providing off street parking whilst to the rear there is an attractive garden.

Garage 19'2" x 8'9"

Accessed via an electric door, there is a wall mounted central heating boiler, a fitted unit with a work surface over incorporating a sink and draining unit and there are doors to the side of the house and also internally to the kitchen.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band D and the Local Authority is Sunderland City Council.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

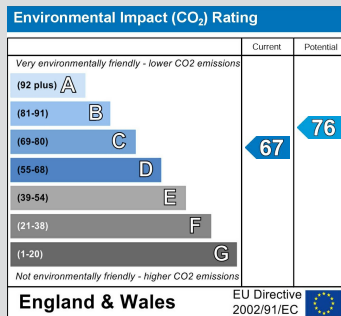
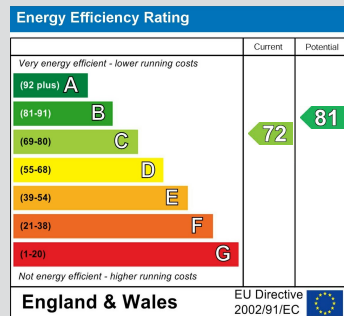
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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