









Enjoying a secluded position on a corner plot with spacious sun drenched gardens to the rear, with attractive landscaping and an impressive timber decked seating area with barbecue, this beautifully presented three bedroom detached home offers TURN KEY accommodation is ideal for those families searching for a modern style home in a location convenient for the City centre and A19.

Sitting within this fashionable Alexandra Park estate which sits walking distance from all amenities including Sunderland Royal Hospital, Millfield metro station and the beam, the property is also well placed for workers at Doxford International Business park and Nissan.

Comprising reception hall with ground floor cloakroom, lounge, superb kitchen with open plan dining room featuring French doors leading out into the rear gardens, separate utility, three first floor bedrooms, en-suite shower room and a family bathroom. Benefiting from gas central heating, UPVC double glazing and additional gardens to the front with a drive and detached garage, this superb home will indeed impress all who view. internal inspection is unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Double glazed Composite door to

Entrance Hall



Turned spindle balustrade staircase, UPVC double glazed window to side, double radiator, under stairs storage cupboard.

Cloakroom/WC



Low level WC with corner hand basin - attractive white suite with chrome ladder design heated towel rail tiled splashbacks, coved cornicing to ceiling, ceiling mounted extractor unit, vinyl flooring.

Lounge 12'3" x 12'11"



UPVC double glazed windows to front, double radiator, coved cornicing to ceiling.

Dining Room 8'7" x 9'2"



Vinyl flooring, wall mounted column radiator, UPVC double

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MAIN ROOMS AND DIMENSIONS

glazed French doors with integrated blinds leading out into stunning rear gardens, open plan to

Kitchen 9'4" x 9'6"



Good selection of base and eye levels with colour coordinated working surfaces incorporating single drainer 1 1/2 bowl stainless steel sink unit with pedestal mixer tap, UPVC double glazed window with integrated blinds to rear, five burner gas hob with brushed steel splashback, overhead extractor hood, built under electric oven, integrated fridge freezer, vinyl flooring, tiled splashbacks.

Utility Room 7'8" x 5'4"



Floor units with working surfaces, single drainer stainless steel sink unit, plumbing for washing machine, space for tumble dryer, wall mounted gas combination boiler serving hot water and radiators, double glazed composite door, vinyl flooring, single radiator.

First Floor Landing



Built in cupboard, UPVC double glazed window to side.

Master Bedroom (front) 10'8" x 12'10"



UPVC double glazed window to front, single radiator, coved cornicing to ceiling.

MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Low level WC, washbasin and corner shower cubicle with tiled walls, - attractive white suite with tiled splashbacks, ladder design heated towel rail, UPVC double glazed window to front, vinyl flooring.

Bedroom 2 (rear) 8'3" x 9'6"



Maximum dimensions into fitted wardrobes, UPVC double glazed window to rear, single radiator, coved cornice to ceiling.

Bedroom 3 (rear) 9'8" x 9'6"



UPVC double glazed window to rear, double radiator, coved cornice to ceiling.

Family Bathroom



Low level WC, washbasin pedestal unit, panel bath - white

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MAIN ROOMS AND DIMENSIONS

suite with part tiled walls, vinyl flooring, UPVC double glazed window, coved cornicing to ceiling and extractor unity, chrome ladder style heated towel rail.

Outside



Gravelled gardens to the front, drive leading to detached GARAGE with up and over door, additional gardens to the side of the drive and to the rear gardens have been beautiful landscaped and enjoy larger than average proportions, a raised timber decked area, raised planters, manicured lawns and a patio area which is accessed directly from the dining room.

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.

Important Notice

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.

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Important Notice

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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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