









A stunning, larger than average three bedroom semi-detached home occupying a delightful position within this ever popular residential area. Internally the superbly presented accommodation includes an entrance hall, spacious lounge, separate dining room with patio doors out to the rear garden, a stunning contemporary fitted kitchen, there is an added bonus of a downstairs modern bathroom. Whilst to the first floor there are three double bedrooms and a contemporary family bathroom with separate shower cubicle. Externally there is a block-paved driveway to the front and garden to the rear. This conveniently located home is close to local amenities, shops and schools as well as providing easy access to Sunderland City Centre, Doxford International Park, Sunderland Royal Hospital and major road connections including the A19. Early viewing is essential to appreciate this superb ready to move into family home.

MAIN ROOMS AND DIMENSIONS

Reception Hall



Impressive and spacious reception hall, accessed via double timber doors, there is a tiled floor, tall feature central heating radiator, cloak cupboard plus additional storage and sliding doors.

Lounge 14'5" into bay x 15'3"



This attractive room has a double glazed bay window to the front, a central heating radiator and a fireplace.

Sitting Room 17'2" x 7'4"



Double glazed french door to the rear, a central heating radiator and a feature fireplace.

Breakfasting Kitchen 16'5" x 9'7" + 6'8" x 5'7"



Stunning contemporary kitchen fitted with an excellent range of base units with granite working surfaces over incorporating a 1 1/2 bowl sink and draining unit and also a breakfast bar. There is a tiled floor, a central heating radiator plus an additional tall feature radiator. There is a double glazed window to the rear, double glazed french door to the rear garden. Integrated appliances include a double electric oven, hob with extractor chimney over and a dishwasher.

Bathroom



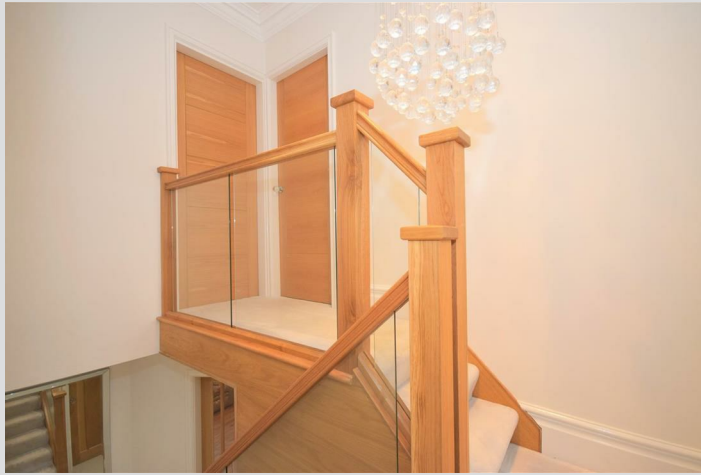
The ground floor bathroom is fitted with a modern suite comprising of a low level WC, pedestal wash hand basin and a panel bath with a mains head shower over. There is a tiled floor, part tiled walls and a chrome electric heated towel rail.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing



Doors leading off to the three bedrooms and main family bathroom.

Bedroom 1 13'2" (not including fitted wardrobes) x 11'8"



Double glazed window to the front, a central heating radiator a built-in cupboard and fitted sliding door wardrobes.

Bedroom 2 15'10" x 7'7"



Double glazed window to the front and a central heating radiator.

Bedroom 3 10'4" x 9'2"



Double glazed window to the rear and a central heating radiator.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



High spec contemporary bathroom, fitted with a low-level WC with concealed cistern, twin wash hand basins, a free standing bath and a step in shower cubicle with a mainshead shower. There is a tiled floor and a double glazed window.

Outside



There is a block paved driveway to the front providing off street parking whilst to the rear there is a garden laid mainly to lawn with a patio area and also a gravelled area.

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.

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

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Important Notice

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.

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Tenure

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

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

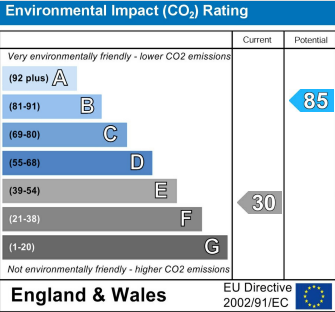
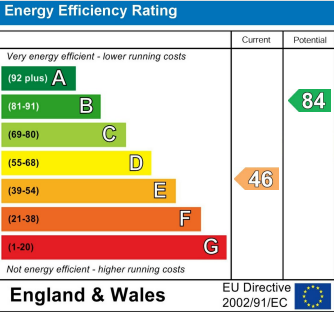
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Ombudsman

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