









Set on the periphery of Hylton Castle estate, this modernised three bedroom end link villa with gardens to the front, side and rear offers comfortable accommodation which is easy to maintain and economic to run.

The property is arranged over two floors and features a reception hall, lounge, dining room and open plan kitchen, whilst at first floor level there are three bedrooms and a bathroom.

Benefiting from gas central heating, the property is located at the Ferryboat Lane end of the estate and ideal for the A19. Perfect for Nissan and Doxford International park workers, the property is available at the end of January, viewings will commence then.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed door to

Reception Hall

Laminate flooring, single radiator.

Lounge 12'11" x 12'4"

UPVC single glazed window to front, radiator.

Dining Room 12'11" x 8'7"

Sliding double glazed patio doors leading out into rear gardens, single radiator, laminate flooring, open plan into

Kitchen 9'8" x 8'10"

Base and eye level units with granite coloured working surfaces incorporating 1 1/2 bowl sink unit plus mixer taps, gas hob with built under electric oven, overhead extractor hood, plumbing for washer, space for fridge freezer, cupboard discreetly concealing wall mounted gas combination boiler serving hot water and radiators, tiled flooring, tiled splashbacks, flush halogen lights to ceiling, UPVC single glazed window to rear, fitted shelving.

First Floor Landing

Access point to loft, radiator.

Bedroom 1 (front) 9'4" x 12'4"

UPVC Single glazed window to front, single radiator.

Bedroom 2 (rear) 9'4" x 10'4"

UPVC single glazed window to rear, double radiator, built in cupboard.

Bedroom 3 (front) 9'7" x 7'9"

UPVC single glazed window, single radiator.

Bathroom

Low level WC, washbasin and bath with overhead shower and glass screen - white suite with part tiled walls, tiled floor, UPVC lined ceiling, wall mounted extractor unit, UPVC single glazed window, single radiator.

Outside

Generous gardens to the front and side, enclosed courtyard to the rear with brick store and single pedestrian gate.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Lettings Viewing Arrangements

To arrange an appointment to view this property contact us on 0191 5103323, Option 2 or book a viewing online at peterheron.co.uk

Sea Road Viewings

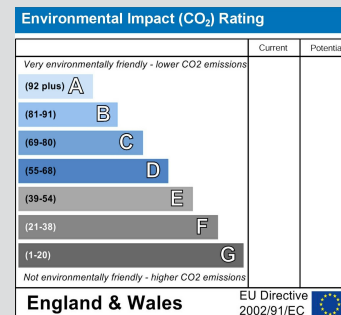
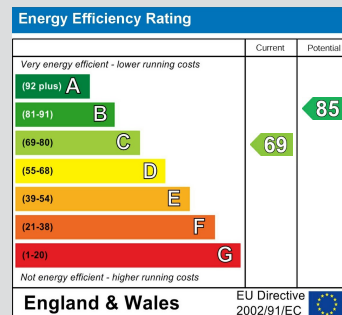
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323

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