





OUR FAMILY





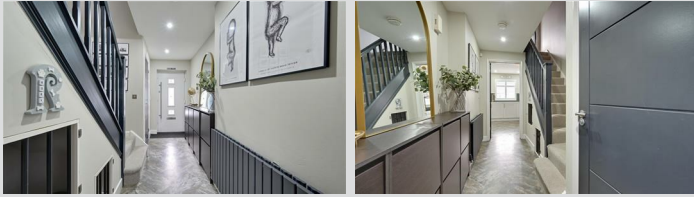
This beautiful home has been remodelled and significantly upgraded to provide a stunning, stylish, contemporary interior within this modern development, known as Hartley Wood. Internally the immaculate accommodation on the ground floor includes a hall with staircase to the first floor and a cloakroom/wc, superb lounge that opens through to a fabulous dining kitchen, fitted with a high end kitchen, luxury worksurfaces, breakfast bar and a selection of quality appliances. On the first floor there are three bedrooms and an impressive shower room/wc. Externally there is a garden to the front with a driveway, an attached garage and a delightful, low maintenance, landscaped garden to the rear. This convenient location is ideal for local amenities as well as for access to Doxford Internal Business Park, Nissan, Sunderland Royal Hospital, Sunderland City Centre and major road links including the A19. Viewing essential to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

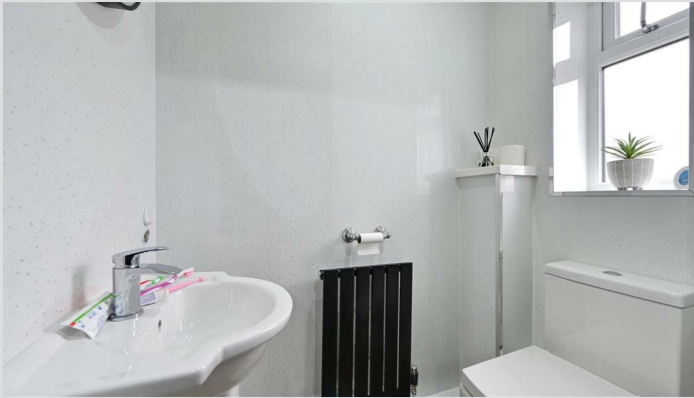
Access via an entrance door into the

Entrance Hall



Attractive hall with LVT flooring, radiator, staircase to the first floor and doors leading off to the cloakroom/WC and kitchen.

Cloakroom/WC



Low level WC, pedestal wash hand basin, radiator and double glazed window.

Lounge 14'3" x 10'9"



This superb room has two double glazed windows to the front, radiator and opens through into the kitchen/diner.

Kitchen/Diner 18'6" x 9'1"



This stunning kitchen/diner is fitted with an excellent range of quality contemporary wall and base units with luxury work surfaces over, incorporating a breakfast bar and also a sink unit, integrated appliances include an electric oven, induction hob and a microwave, there is a double glazed window to the rear, double glazed patio door to the rear garden, multi fuel burning stove and a door to the garage.

First Floor Landing

With a built in cupboard and doors leading off to the three bedrooms and shower room.

Bedroom 1 11'6" x 11'3"



Double glazed window to the rear and a radiator.

Bedroom 2 12'0" x 8'10"



Two double glazed windows to the front and a radiator.

Bedroom 3 9'8" x 8'3"



Two double glazed windows to the front and a radiator.

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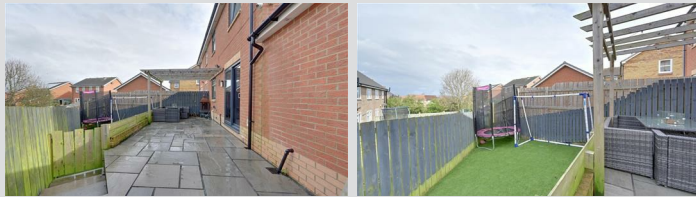
MAIN ROOMS AND DIMENSIONS

Shower Room



Contemporary suite with a low level WC, concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a ladder style radiator and double glazed window.

Outside



There is a low maintenance garden to the front with a driveway providing off street parking and access to the garage, whilst to the rear there is a delightful landscaped low maintenance garden with artificial grass and attractive patio area.

Garage 13'1" long x 12'1" wide

An attached garage with remote control roller shutter main access door, there is plumbing provided for a washing machine, there is powering lighting and an internal door to the kitchen/diner.

Solar Panels

We have been advised by the sellers the solar panels are subject to a lease agreement. We are waiting confirmation of terms.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band B

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:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

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 Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

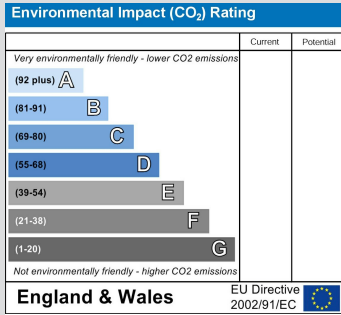
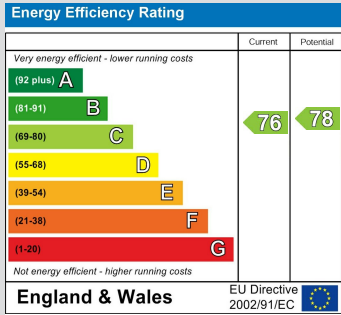
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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