









An immaculately presented two bedroom semi-detached house, occupying a delightful cul-de-sac position within the sought-after Cherry Tree Park development. Internally the impressive accommodation includes an entrance lobby, attractive lounge, inner lobby with a cloakroom/wc and a superb modern breakfasting kitchen. On the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a lawned garden to the front with a driveway providing off street parking, a useful side access and lawned garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

Inner door leading through to the lounge.

Lounge 11'11" x 9'10"



This attractive room has a double glazed window to the front, radiator, staircase to the first floor and a door to the inner lobby.

Inner Lobby

With a built in cupboard and doors to the cloakroom/WC and breakfasting kitchen.

Cloakroom/WC



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

Breakfasting Kitchen 12'9" x 7'6"



The kitchen is fitted with a range of modern wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space is also provided for the inclusion of a fridge freezer, washing machine and a slim line dish washer, there is a double glazed French door to the rear garden.

First Floor Landing

Radiator and doors to the two bedrooms and bathroom.

Bedroom 1 10'9" no inc robes x 9'4"



Double glazed window to the front, radiator, fitted mirror fronted sliding door wardrobes and a built in cupboard.

Bedroom 2 12'11" x 7'6"



Double glazed window to the rear and a radiator.

Bathroom



Modern three piece suite with low level WC and pedestal wash hand basin, panel bath with mains fed shower over, there is a radiator, part tiled walls and a double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a lawned garden, driveway providing off street parking, a useful side access, onto the rear a delightful garden laid mainly to lawn with a small patio area.

Council Tax Band

The Council Tax Band is Band B

Tenure Freehold

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

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.

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Council Tax Band

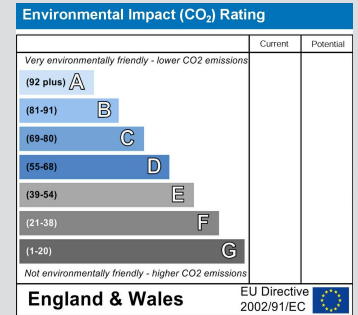
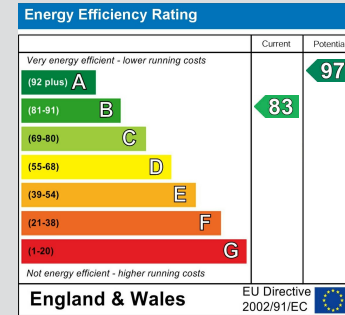
The Council Tax Band is Band

Opening Times

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

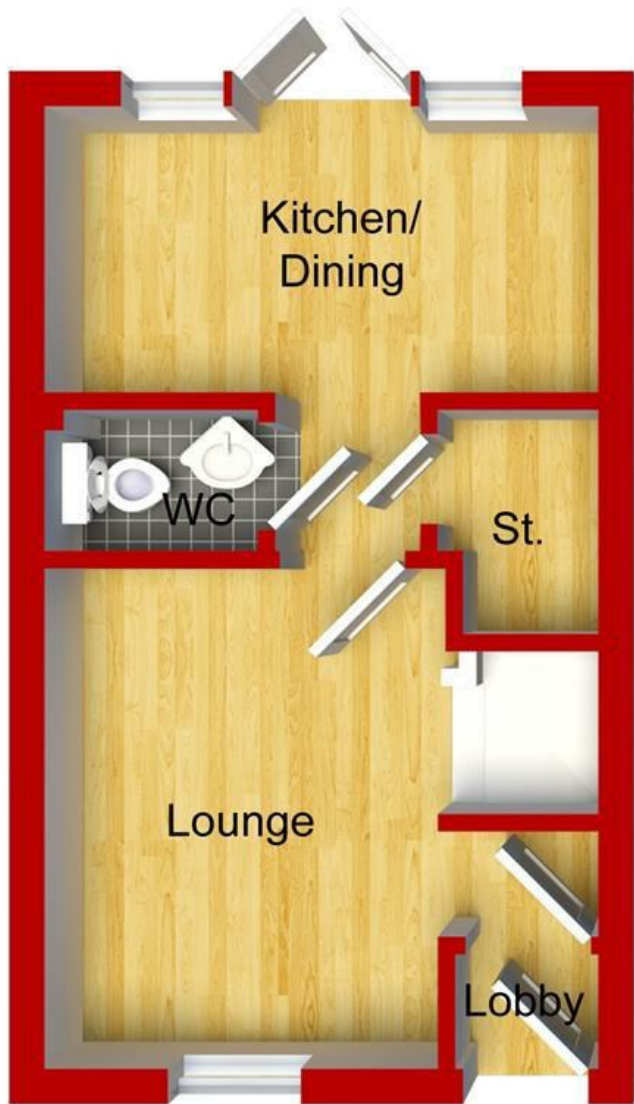
Ombudsman

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



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Ground Floor



First Floor

1 Morello Close