









This impressive four bedroom detached residence boasts spacious and beautifully presented interior throughout ideal for families. Internally the property features reception hall, snug/home office with French doors into rear garden, living room, kitchen/diner and ground floor washroom whilst to the first floor there are four bedrooms, master boasting contemporary en-suite shower room, and a separate modern bathroom. Externally there are gardens to the front and rear, along with off street parking. Well positioned for local amenities, shops and schools as well as for links Doxford International Business Park and major road connections. Early viewing highly recommended to appreciate this wonderful home and all it has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Reception Hall



Radiator and opening into sun room.

Snug/Home Office 9'6" x 11'4"



UPVC double glazed French doors to rear, double radiator and storage cupboard providing space for washing machine and tumble dryer.

Living Room 16'1" x 11'9"



2x double glazed windows to front elevation and double radiator. Stairs to first floor.

Kitchen/Diner 17'2" x 11'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood, microwave and dishwasher. Space provided for fridge freezer. Double radiator, double glazed window and UPVC French doors to rear.

Ground Floor Washroom



Low level WC and washbasin, double glazed window and radiator.

First Floor Landing



Storage cupboard and access point to loft.

Bedroom 1 10'2" x 14'6"



Double glazed window to the rear elevation and radiator. Door to en suite.

En Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, double glazed window to rear elevation and radiator.

Bedroom 2 9'7" x 8'9"



Double glazed window to rear elevation and radiator.

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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'6" x 7'6"



Double glazed window to front elevation and radiator.

Bedroom 4 6'10" x 9'7"



Double glazed window to front elevation and radiator.

Family Bathroom



Low level WC, washbasin and freestanding bath, double glazed window and radiator.

Outside



Attractive garden to the front whilst to the rear a block paved garden with artificial lawn, shed and bin storage. Gates leading to rear for parking.

Council Tax Band

The Council Tax Band is Band D.

Tenure Freehold

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

Important Notice - Particulars

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. 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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

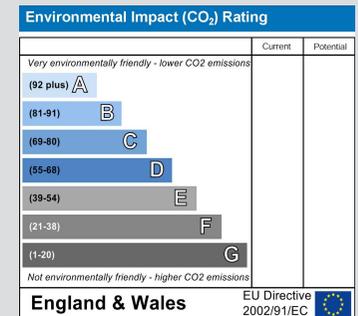
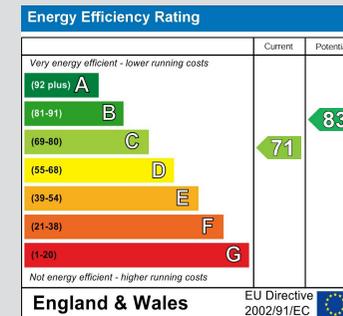
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

MAIN ROOMS AND DIMENSIONS



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

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Floor 0

Approximate total area⁽¹⁾

99.5 m²

Reduced headroom

1.3 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360