















With a quiet head of cul-de-sac position and lovely open aspect to the front overlooking Greenbelt, this immaculately presented Freehold Tenure double fronted detached home with outstanding family sized living accommodation is ideal for those who wish to be in this well established residential suburb set close to outstanding schools and an extensive range of urban amenities.

With "Turnkey" accommodation throughout, the property features reception hall, sitting room, lounge/dining room, kitchen and separate utility, ground floor washroom and to the first floor there are four bedrooms, the master featuring an en-suite shower room and a separate family bathroom. Boasting magnificent landscaped gardens to the front and rear together with a drive and garage.

Guaranteed to impress all upon inspection, the property is ideal for Doxford International Business Park, Nissan, the A19 and wider North East region beyond.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Reception Hall

Wood effect laminate flooring, radiator and spindle staircase to first floor.

### Sitting Room 10'2" plus bay x 10'8"



Double glazed bay window, radiator and wood effect laminate flooring.

### Lounge/Dining Room 23'9" plus bay x 10'9"



Double glazed bay window to front, radiator, electric feature fireplace with surround, coving, double glazed French doors to the rear leading to timber decked seating area.

### Kitchen 9'0" x 9'4"



Contemporary wall and base units with wood working surfaces over incorporating sink and drainer unit, double glazed window to rear, space for cooker, overhead extractor hood, space for dishwasher, spotlights.

### Utility



Space for fridge freezer, space for washing machine, storage cupboard, Potterton central heating boiler and radiator.

### Washroom



Low level and washbasin, radiator, wood effect laminate flooring and double glazed window.

### First Floor Landing

Double glazed window and storage cupboard. Access to fully floored loft space.

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# MAIN ROOMS AND DIMENSIONS

**Master Bedroom 10'1" x 9'9" into fitted robes**



Double glazed window overlooking the rear gardens radiator, fitted wardrobes and overhead cupboards. Telephone points.

**Bedroom 2 11'7" x 8'10"**



Double glazed window, radiator and wardrobe.

**Bedroom 4 8'10" x 10'4"**



Double glazed window and radiator.

**En-Suite Shower Room**



Low level WC, washbasin vanity unit and step in shower cubicle with electric mixer shower, extractor fan, radiator and double glazed window.

**Bedroom 3 8'5" x 7'10" into fitted wardrobes**



Double glazed window to front, radiator and fitted wardrobes.

**Family Bathroom**



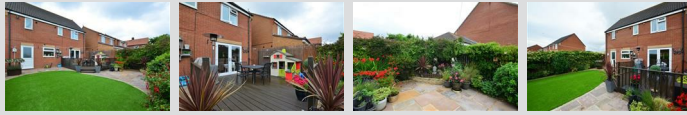
Low level WC, pedestal washbasin and panel bath with handheld shower head, double glazed window to rear and extractor fan.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Lawned gardens to the front and side. To the rear there is a beautiful landscaped garden with artificial lawn, attractive patio seating and timber decked seating area, also to the rear there is a driveway for numerous cars and a GARAGE.

### 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

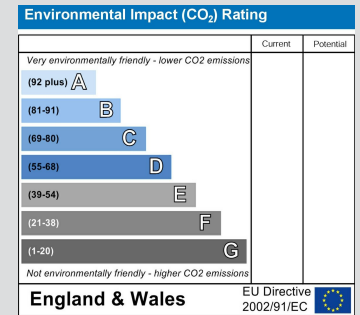
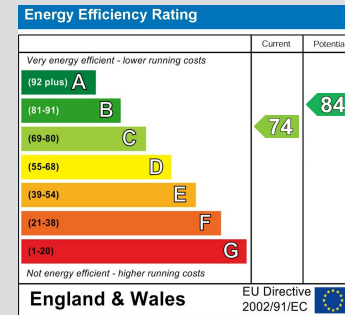
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

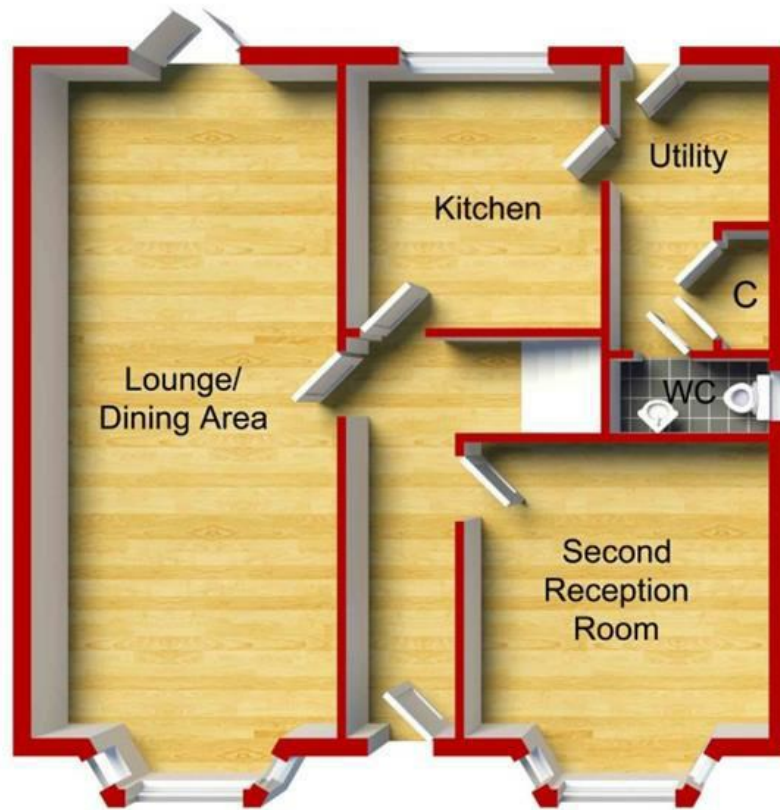
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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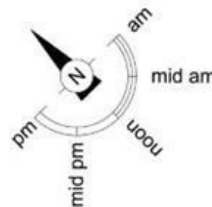




Ground Floor  
Approximate Floor Area  
(59.16 sq.m)



First Floor  
Approximate Floor Area  
(57.48 sq.m)



# 12 Belton Close