









An attractive Dutch style semi, nestled within the ever sought after Wear View Estate equal distance to the City Centre, A19 and coast, this wonderful 3 bedroom property with a spacious layout offers the perfect accommodation for those who require a "ready to move into" home. Internal accommodation includes an entrance porch, hall, lounge, dining room, extended kitchen with ground floor wash room and WC, 3 well proportioned first floor bedrooms and a bathroom, whilst features of note include gas central heating and UPVC double glazing, landscaped gardens to the front with a drive and garage at the side and large lawned gardens to the rear with various patio seating areas. Finished to a very good standard throughout, this fine home is well placed for Nissan and Doxford International Business Park workers and would also suit those wishing to commute throughout the wider North East region. Internal inspection is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC feature door to entrance porch.

Entrance Porch

Part glazed door to reception hall.

Reception Hall

With single radiator, alarm control panel, double Georgian style glazed doors into the lounge.

Lounge 12'2" x 13'7"



UPVC double glazed oriel bay window to front elevation, under stairs storage cupboard, electric fire with feature surround, granite insert and hearth, double radiator, coved cornicing to ceiling and arch through to the dining room.

Dining Room 8'4" x 10'5"



Double radiator, UPVC double glazed French doors leading out into spacious rear gardens, coved cornicing to ceiling, double Georgian style glazed doors to extended breakfasting kitchen.

Breakfasting Kitchen 11'8" x 15'3" max



A good selection of base and eye level units with wood coloured working surfaces incorporating a single drainer, one and a half bowl stainless steel sink unit with pedestal mixer taps, gas hob, built under electric oven and overhead extractor hood and integrated fridge freezer. Space and plumbing for dishwasher, UPVC double glazed window and door to rear elevation, wood effect laminate flooring, tiled splashbacks and concealed LED lights to ceiling.

Ground Floor WC



Fit with low level WC with concealed cistern, wall mounted wash basin - attractive white suite with ceiling mounted extractor unit and LED downlight. Cupboards discreetly

concealing wall mounted gas combination boiler serving hot water and radiators which we have been informed by our client was installed in 2014.

First Floor Landing

With access point to floored loft via timber ladders and UPVC double glazed window to side elevation.

Bedroom 1 8'7" x 13'1"



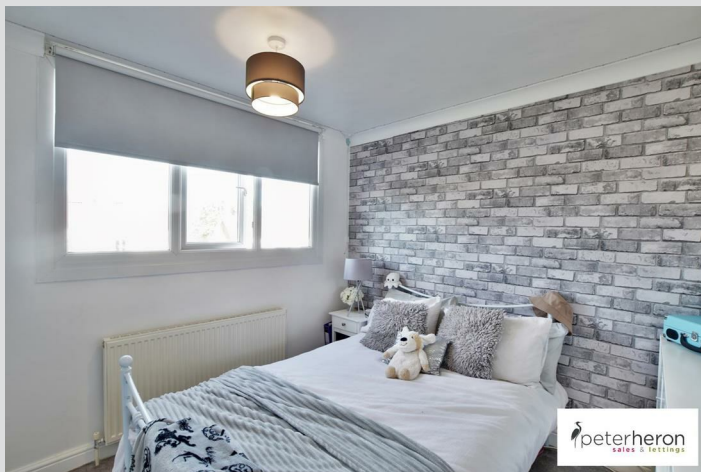
UPVC double glazed window to front elevation and a single radiator.

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 2 9'3" x 9'1"



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

Bedroom 3 10'1" x 6'8"



UPVC double glazed window to front elevation, single radiator and bulk head cupboard.

Bathroom



Fit with low level WC with concealed cistern, wash basin and vanity unit with cupboards under, panelled bath with overhead shower with rainforest shower head and secondary riser together with a glass screen - white suite with wall and floor tiles, UPVC double glazed window and large ladder design heated towel rail.

Outside



Block paved drive to the front accessed via double wrought iron gates and leading to attached brick garage. Spacious enclosed gardens to the rear with attractive lawns, extensive patio seating area, external cold water supply and security lighting.

Garage 7'9" x 12'6"

Space and plumbing for automatic washing machine, space for tumble dryer, fitted shelving, electric roller shutter door and inter-connecting door to kitchen.

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

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

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.

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

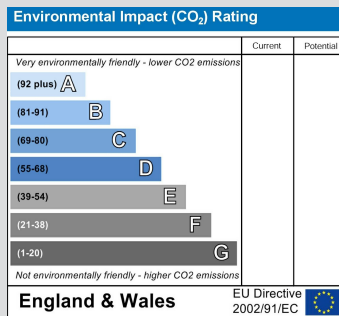
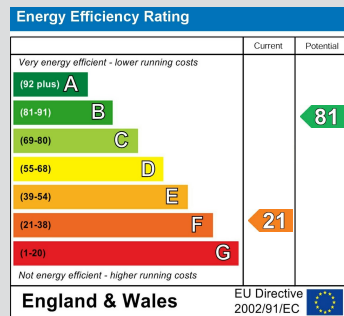


Opening Times

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

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

