









An impressive and deceptively spacious three bedroom semi-detached, Dutch bungalow. Internally the immaculate accommodation on the ground floor includes a superb reception hall with staircase to the first floor, an attractive lounge with a bay window and stove that opens through to a dining room with French doors to the rear garden. There is a superb contemporary kitchen, a delightful sun room, a double bedroom and a modern bathroom/wc, completing the ground floor. On the first floor there are two further bedrooms and a shower room/wc. Features of the property include double glazed windows, gas central heating to radiators, driveway and a well-maintained garden to the rear. This convenient location is close to local amenities, as well as offering access to Sunderland Royal Hospital, Doxford International Business Park and excellent road connections including the A690 and A19. This wonderful property occupies a delightful cul-de-sac position, viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to impressive hallway.

Reception Hall



Double glazed window, staircase to first floor and a radiator.

Lounge 15'1" into bay x 13'3" into alcove



Double glazed bay window to front, radiator, stove and the room opens through into dining room.

Dining Room 14'9" x 9'1"



Double glazed French door to rear garden and a radiator.

Kitchen 15'7" x 6'8" extending to 8'3"



Fitted with a range of contemporary wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include dishwasher, fridge and freezer, space for range style cooker, space for washing machine and tumble dryer, pantry, double glazed windows to side and rear, double glazed door to sun room and a radiator.

Sun Room 8'10" x 8'6"



Double glazed door to rear garden and tiled floor, electric wall mounted heater.

Bedroom 1 12'11" x 11'7"



Double glazed window to front and radiator.

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and free standing roll top bath, chrome ladder style radiator, two double glazed windows.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Velux window.

Bedroom 2 17'0" x 8'9" not including robes



Double glazed windows to the front and rear, two radiators and fitted wardrobes.

Bedroom 3 11'3" x 7'6"



Approximate measurement as sloping ceiling, double glazed window to side and radiator.

Shower Room



Modern suite with low level WC, pedestal washbasin and shower cubicle with mains shower, radiator, Velux window and tiled walls.

Outside



To the front of the property there is a driveway providing off street parking and to the rear an attractive garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is Band C.

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

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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 £210.00 by Movewithus 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

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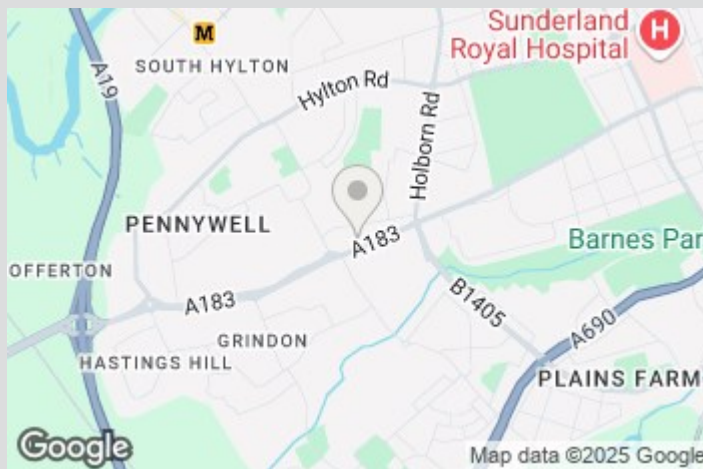
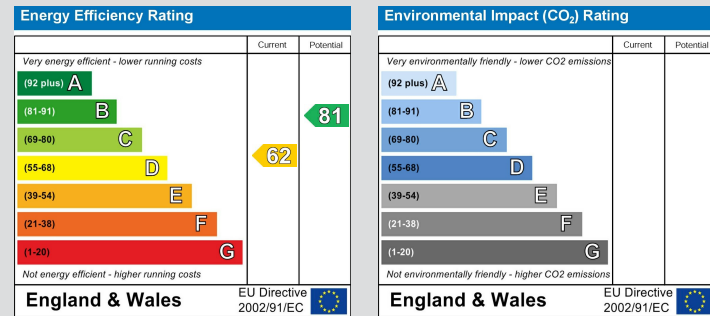
MAIN ROOMS AND DIMENSIONS

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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