









Occupying a good sized corner plot, this larger style three bedroom semi detached home offers a wonderful living space with a modern open plan arrangement to the ground floor and three double size bedrooms at first floor level.

Featuring a reception hall, lounge, open plan kitchen/sitting room and conservatory with wood burning stove, three first floor bedrooms and a shower room, the property externally enjoys wonderful secluded gardens to the front, side and rear and benefiting from gas central heating and UPVC double glazing. Located just off Hylton Lane and well placed for the A19, Nissan, Doxford International and Amazon, the property is also within easy reach of Sunderland City centre and major road networks serving the wider North East region. Internal inspection unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Reception Hall

Storage cupboard downstairs, dado rail, wood flooring and radiator.

Lounge 14'6" x 10'2"



Laminate flooring and radiator.

Open Plan Kitchen 11'5" x 8'7"



Fitted with modern fitted wall and base units with working surfaces over incorporating 1 1/2 bowl sink with mixer tap, built in electric oven, gas hob integrated fridge, integrated freezer, plumbing for automatic washing machine, tiled splashback, wood flooring, and cupboard with wall mounted Ideal combi boiler. Open plan into sitting room and conservatory.

Sitting Room/Conservatory 15'3" x 8'11" plus 6'11" x 8'7"



Wood burning stove with tiled hearth, French doors to garden, wood flooring and two radiators.

First Floor Landing

Bedroom 1 13'3" x 9'3"



Mirror fronted fitted wardrobes, radiator and laminate flooring.

Bedroom 2 10'4" x 10'1"



Radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'10" x 6'11"



Built in cupboard, laminate flooring and radiator.

Shower Room



Low level WC, pedestal washbasin and separate tiled shower enclosure - white suite, tiled walls, tiled floor and radiator.

Outside



Enclosed gardens to the front, side and rear with paved and

gravelled areas, raised flowerbeds, outhouse, shed and outside tap.

Council Tax Band

The Council Tax Band is Band A.

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

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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.

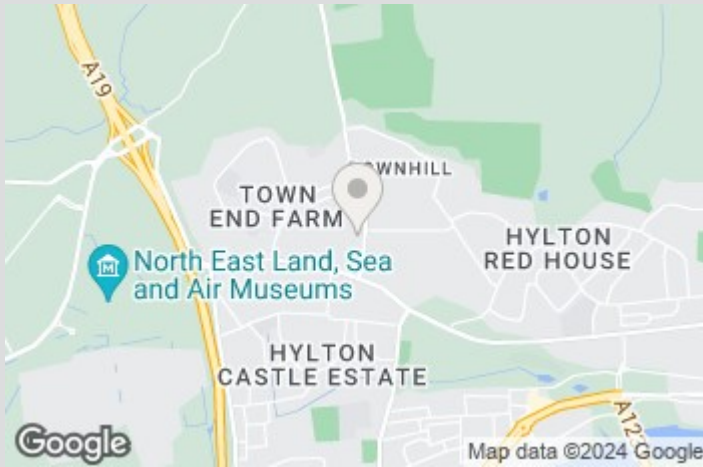
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MAIN ROOMS AND DIMENSIONS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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