











Fairy Tales do Come True





A beautifully presented three bedroom semi-detached house with an impressive, contemporary interior within this attractive modern development. The immaculate accommodation boasts entrance hall, cloakroom/wc, lounge, kitchen/diner with French doors leading out into the rear garden. On the first floor there are three bedrooms, en-suite shower room, and a modern bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and detached garage whilst to the rear a delightful garden with raised timber decked seating area with built in hot tub. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland Royal Hospital, Doxford International Business Park and excellent road connections including the A690 and A19. Viewing is highly recommended to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door

## Entrance Hall



Radiator and stairs to first floor with storage under.

## Cloakroom/WC



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

## Lounge 12'9" x 11'0"



Double glazed window to front and double radiator. Open plan into kitchen/diner.

## Kitchen/Diner 17'11" x 8'1"



Range of modern wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Radiator, double glazed window and UPVC French doors to rear.

## First Floor Landing

## Bedroom 1 10'6" x 9'0"



Double glazed window to front, radiator and door to en suite.

## En-Suite Shower Room



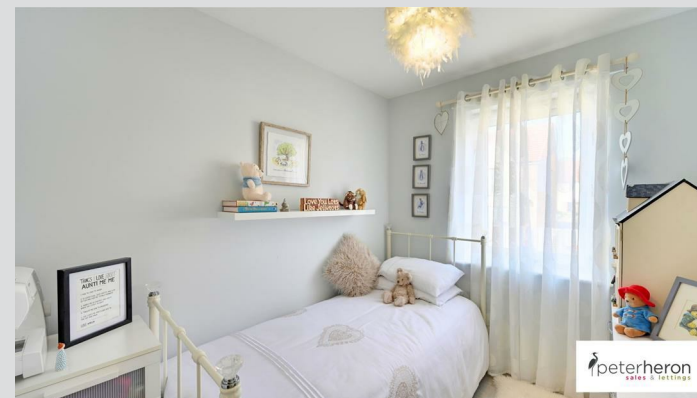
Low level WC, washbasin and walk in shower cubicle, radiator.

## Bedroom 2 10'11" x 8'9"



Double glazed window to rear and radiator. Access hatch to loft.

## Bedroom 3 8'2" x 7'2"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

Visit [www.peterheron.co.uk](http://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

## Outside



Garden to front with driveway providing off street parking and detached garage. Delightful rear gardens mainly laid to lawn with patio seating area and raised timber decked area with built in hot tub. Side access to the front of the property.

## Council Tax Band

The Council Tax Band is Band B.

## 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 0191 510 3323 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.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		96	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Visit [www.peterheron.co.uk](http://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

