









A much improved and immaculately presented FREEHOLD three bedroom semi-detached home, enjoying a superb cul-de-sac position within the ever popular Moorside development. Internally the accommodation includes an entrance porch, hall with staircase to the first floor and an attractive lounge to the front, opening through to a dining room. There is a modern fitted breakfasting kitchen and a utility with matching units. On the first floor there are three bedrooms and an impressive, contemporary bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a block-paved driveway, an attached driveway, a useful side access and a beautiful garden to the rear with a lawn, patio and established planting. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. We highly advise viewing to fully appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch



Tall double glazed windows and inner door leading through to

Hallway



Staircase to first floor, radiator and built in cloaks cupboard.

Lounge 13'6" x 11'4"



Large double glazed picture window to front, radiator, feature fireplace and the rooms opens through to dining room.

Dining Room 10'9" x 8'8"



Tall double glazed window to rear overlooking the garden, radiator and door to breakfasting kitchen.

Breakfasting Kitchen 10'9" x 8'11"



Fitted with modern range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, radiator, double glazed window to rear and door to utility.

Utility 8'4" x 7'9"

Fitted with base units with work surface over, 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, double glazed door to rear garden, radiator and double glazed window to rear.

First Floor Landing

Double glazed window to side.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'8" x 9'10"



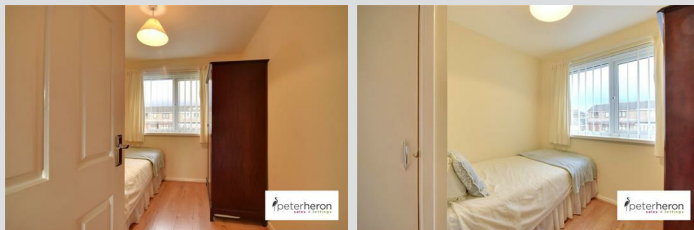
Double glazed window to front and radiator.

Bedroom 2 8'10" x 8'3" not including robes



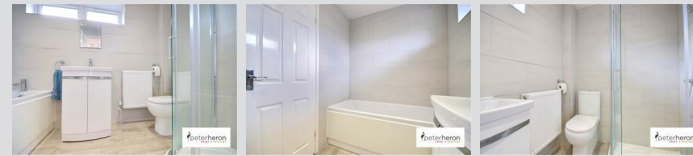
Double glazed window to rear and radiator, fitted wardrobes.

Bedroom 3 7'8" x 8'7" into recess



Double glazed window to front, radiator and built in cupboard.

Bathroom



Contemporary suite comprising of a low level WC, washbasin set into vanity unit, panel bath and step in shower cubicle with mains shower, tiled walls, radiator and double glazed window.

Outside



Block paved driveway to the front with a lawned garden and planted borders, useful side access and to the rear of the property there is a delightful garden with a lawn, patio and established planting.

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 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

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

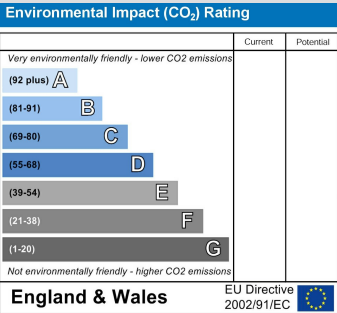
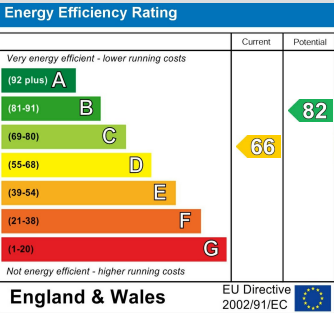
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

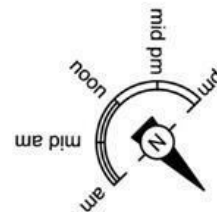


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Ground Floor
Approximate Floor Area
(47.15 sq.m)



First Floor
Approximate Floor Area
(38.39 sq.m)