









An extended and beautifully appointed three bedroom detached house, occupying a delightful position within this popular development. Internally the immaculate accommodation includes an entrance lobby and an attractive lounge, that connects through to a dining room that opens in to a superb garden room. Completing the ground floor accommodation is an impressive, modern fitted breakfasting kitchen. To the first floor there is a master bedroom with an en-suite shower room/wc, two further well-proportioned bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a block-paved driveway, an integral garage and to the rear a delightful, low maintenance garden. Features of the property includes central heating to radiators, and double glazed windows. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. Early viewing is essential to appreciate this fabulous home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to lobby.

Entrance Lobby

Radiator and inner door leading through to lounge.

Lounge 13'10" x 11'5"



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

Dining Room 11'3" x 9'4" not including staircase area



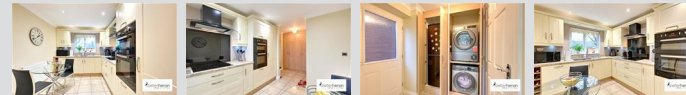
Radiator, staircase to first floor, door to kitchen and the room opens through into the garden room.

Garden Room 10'9" x 7'1"



Vaulted ceiling with skylight window, double glazed French door to rear and double glazed windows and radiator.

Breakfasting Kitchen 11'2" x 8'10" plus 4'10" x 4'5"



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include a double electric oven, a hob and a dishwasher. Space for fridge freezer, washing machine and tumble dryer. Radiator, double glazed window to rear, door to side of the property and the former cloakroom/WC has been converted into a pantry.

First Floor Landing



Built in storage cupboard and loft access hatch.

Bedroom 1 11'2" not including robes x 9'2"



Double glazed window to rear, radiator, built wardrobes and cabinets, and door to en-suite.

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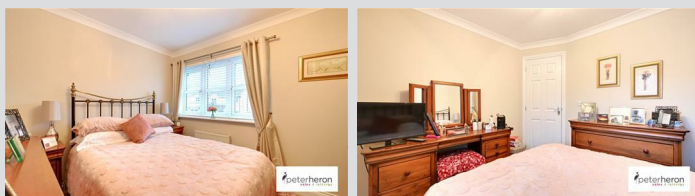
MAIN ROOMS AND DIMENSIONS

En-Suite



Low level WC, washbasin set into vanity unit and step in shower cubicle with mains shower, tiled walls and floor, chrome ladder style radiator and a double glazed window.

Bedroom 2 10'1" x 9'3"



Double glazed window to rear and radiator.

Bedroom 3 10'2" x 8'0"



Double glazed window to front and radiator.

Bathroom



Modern suite with a low level WC, washbasin and panel bath with shower attachment, tiled floor, part tiled walls, double glazed window and a chrome ladder style radiator.

Outside



To the front of the property a small garden area and a block paved driveway whilst to the rear there is an attractive low maintenance paved garden.

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.

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MAIN ROOMS AND DIMENSIONS

verification is recommended.

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Fawcett Street Viewings

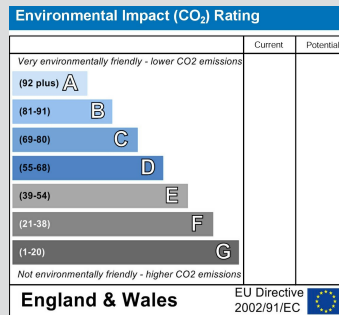
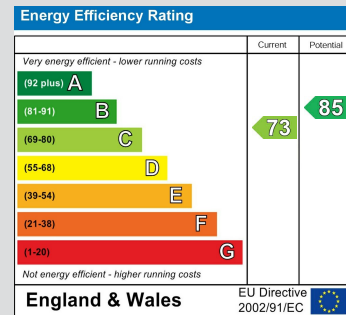
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

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