









A fabulous three bedroom semi-detached house with a garage, featuring a stylish and much improved interior and available with no upward chain. Internally the upgraded and well-appointed accommodation to the ground floor includes a hall with staircase to the first floor and an attractive lounge with a media wall and glazed door out to the rear decked area. There is modern kitchen / diner with useful utility cupboard (former cloakroom/wc). On the first floor there are three bedrooms and a stunning, contemporary bathroom/wc. Externally there is a small garden to the front with a long driveway to the side providing generous off street parking and access to the single garage whilst to the rear is a superb garden with a lawn and decked area. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Viewing highly recommended to appreciate this impressive home.

MAIN ROOMS AND DIMENSIONS

Ground Floor



Access via an entrance door to

Hall

There is a tiled floor, radiator, staircase to the first floor and a door connecting through to the kitchen/diner.

Lounge 13'5" max inc media wall x 10'9"



Double glazed door to the rear decked area, double glazed window to the rear, radiator and a superb feature media wall.

Kitchen/Diner 16'2" x 10'2"



Fitted with an excellent range of modern wall and base units with work surface over, incorporating a sink and drainer unit, integrated appliances include an electric oven and gas hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a tiled floor, double

glazed windows to the side and rear, radiator and a useful built in utility cupboard (former cloakroom/WC) providing space for a tumble dryer and there is also a mini wash hand basin, please note the vendor has informed this used to be the cloakroom/WC and the plumbing is still in situ should a new purchaser wish to reinstate.

First Floor Landing

With part panelled walls and doors to the three bedrooms and bathroom.

Bedroom 1 13'6" max x 8'3"



Two double glazed windows to the front, radiator and built in cupboard.

Bedroom 2 7'2" x 12'5"



Double glazed window to the rear and a radiator.

Bedroom 3 8'11" x 5'11"



Double glazed window to the rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite with low level WC wash hand basin set into vanity unit, P shaped bath with mains fed shower over, tiled floor, part tiled walls, double glazed window and a ladder style radiator.

Outside



There is a small garden to the front with a long driveway to the side providing ample off street parking and access to the single garage, to the rear there is a delightful garden with a lawned area and decking.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band B

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:-

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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.

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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs		95	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B	82		(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 ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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