









Occupying a well established situation on this desirable executive development known as Newminister Park, this lovely FREEHOLD four bedroomed detached residence offering an excellent opportunity for families who wish to be close to an excellent range of amenities, schools and the City Centre. Internally the property has accommodation arranged over two floors and features an entrance hall, cloakroom/WC, lounge/dining room, conservatory, breakfasting kitchen, four first floor bedrooms, an en-suite and family bathroom. Benefiting from gas central heating and UPVC double glazing (where stated), the property has delightful lawned gardens to the front with a generous drive, an integral garage and spacious enclosed lawned gardens to the rear. Set midway between the City Centre and A19, the property is available with no upward chain and should be viewed as a matter of urgency to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



There is a double glazed window, radiator, wood flooring and staircase to the first floor, there is a door to the cloakroom/WC and a part glazed door to the lounge/dining room.

Cloakroom/WC



Low level WC and a washing hand basin, there is a radiator and a double glazed window.

Lounge/Dining Room 23'3" x 10'8" not including recess



This spacious room has a double glazed bow window to the front, two radiators, feature fireplace and part glazed door to the conservatory and a door to the kitchen.

Conservatory 12'2" x 9'3"



Double glazed French door leading out to the patio area, there is a double glazed window and tiled floor.

Breakfasting Kitchen 16'1" x 8'10" extending to 10'8"



Wall and base units with work surfaces, over incorporating a sink and drainer unit, space is provided for the inclusion of a

cooker, fridge and washing machine, there are two double glazed windows to the rear, radiator, built in cupboard and a door to the garage.

First Floor Landing

Built in cupboard and doors leading off to the bedrooms and family bathroom.

Bedroom 1 11'5" not including robes x 9'3"



Double glazed window to the rear, radiator, built in wardrobes and a door to the en-suite.

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MAIN ROOMS AND DIMENSIONS

En-Suite



Wash hand basin set into vanity and a step in shower cubicle with a mains fed shower, there is an extractor fan and radiator.

Bedroom 2 16'4" x 7'9" narrowing to 6'3"



This room has double glazed window to the side and rear and two radiators.

Bedroom 3 9'8" x 9'3"



Double glazed window to the front and a radiator.

Bedroom 4 7'10" x 5'4"



Double glazed window to the front, radiator and a built-in wardrobe.

Bathroom



Low level WC, pedestal wash hand basin and panel bath, radiator, tiled walls and floor and a double glazed window.

Outside



Garden to the front with a driveway providing off street parking and access to the garage, whilst to the rear there is a delightful garden with a lawned area, patio and established planting.

Garage 16'9" x 7'11"

The integral garage has a roller shutter main access door, single glazed door to the side and a single glazed window.

Council Tax Band

The Council Tax Band is Band D

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MAIN ROOMS AND DIMENSIONS

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 Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

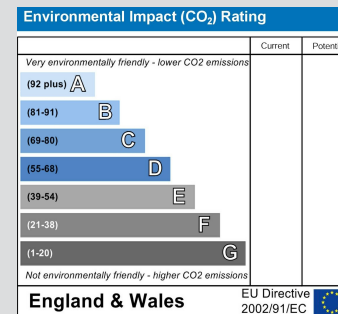
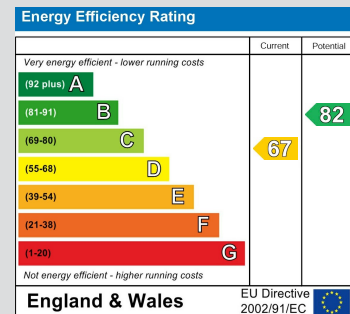
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



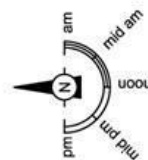
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Ground Floor
Approximate Floor Area
(58.84 sq.m)

First Floor
Approximate Floor Area
(49.68 sq.m)



19 Angram Drive