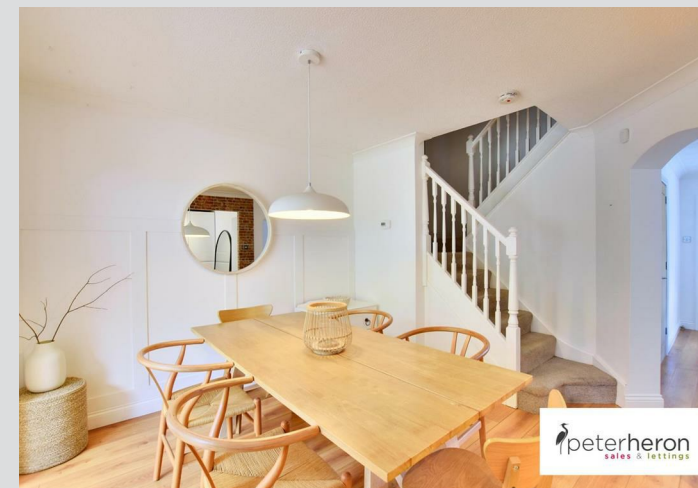










Without doubt one of the finest examples of its kind on the market today, this exceptional larger style three bedroom semi detached home boasting an impressive ground floor extension and beautiful west facing gardens enjoys a quiet cul-de-sac situation on The Downs, a hugely popular development perfect for families.

Finished to a high standard throughout with beautiful decor, the property internally comprises entrance lobby, lounge, dining room sharing an open plan arrangement with kitchen and family area with vaulted ceiling and bi-folding doors, three bedrooms, en-suite shower room and bathroom whilst externally there is a garage to the side together with a drive at the front and mature west facing gardens to the rear enjoying a leafy backdrop.

Ideal for those who wish to live in this convenient locality set close to the A19 and ideal for commuting, this stunning home can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Radiator and double glazed window.

Lounge 14'2" x 11'7"



Double glazed bay window to front and radiator Open plan to dining area.

Dining Room 10'3" x 9'6"



Stairs to first floor and column radiator. Open plan to kitchen and family area.

Kitchen/Family Area 17'6" x 9'3" plus 14'7" x 12'9"



Range of modern wall and base units with countertops over incorporating sink and drainer with mixer tap. Integrated appliances include two ovens, electric hob, washing machine, dishwasher and fridge freezer. Feature island. 2 column radiators, vaulted ceiling, Bi-folding doors and UPVC door to rear elevation.

Ground Floor WC



Low level WC and washbasin.

First Floor Landing

Storage cupboard and access hatch to loft.

Bedroom 1 11'6" x 9'10"



Double glazed window to rear, radiator, two storage cupboards and door to en suite.

En-Suite Shower Room



Low level WC, washbasin and walk in shower, heated towel rail and double glazed window.

Bedroom 2 10'11" x 9'11"



Double glazed window to front and radiator.

Bedroom 3 9'9" x 7'11"



Double glazed window to front and radiator.

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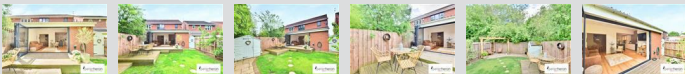
MAIN ROOMS AND DIMENSIONS

Bathroom



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

Outside



Driveway to the front providing off street parking whilst to the rear a generous garden with lawned and decked areas. The garage has been divided into two areas, the front area is accessed via roller shutter door and the rear area is a walk in store accessed internally.

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.

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

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.

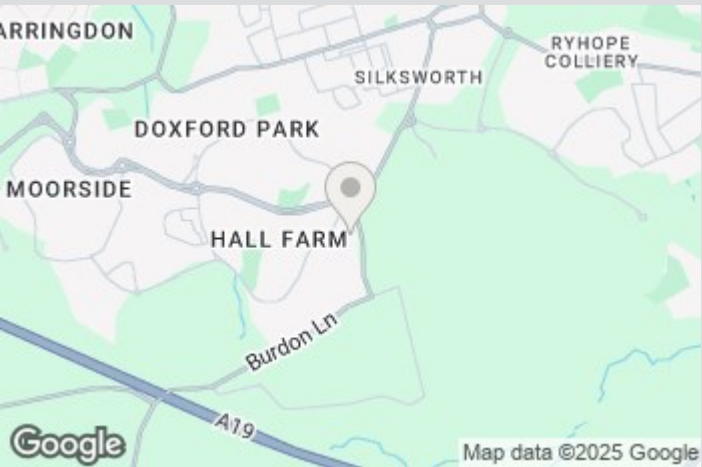
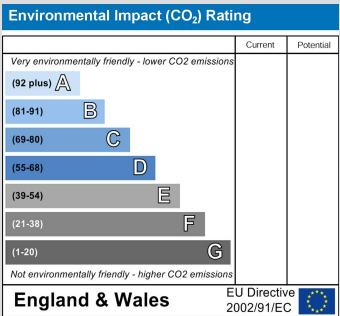
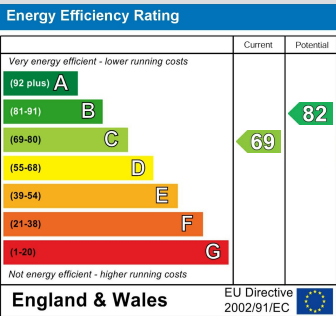
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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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