









A beautifully appointed four bedroom, three storey semi-detached detached family home, offering generously proportioned accommodation within this attractive modern development, known as Chester Gate. Internally the immaculate interior is accessed via a reception hall with a staircase to the first and a cloakroom/wc. There is a lounge to the front with a feature media wall and to the rear a stunning kitchen / diner with French doors to the garden, an excellent range of stylish units and a selection of integrated appliances. To the first floor there are three bedrooms and a luxury family bathroom whilst to the top floor there is an fabulous principle bedroom, featuring a covered balcony area and access to a contemporary en-suite shower room/wc. Externally there is a garden to the front with a block-paved drive providing ample off street parking leading to a garage and to the rear there is a delightful low maintenance garden. Benefiting from NHBC warranty until July'2032. Convenient for an excellent range of amenities in particular the A19, Doxford International Business Park, Amazon and Nissan, the property is also within reach of Sunderland Royal Hospital and the City Centre. Also boasting easy reach of well-regarded schools and nurseries, parks, play areas and sports grounds, shops and supermarkets, Wearside Golf Club, restaurants and eateries. We highly recommended arranging a viewing to appreciate this exceptional home

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Radiator, storage cupboard and stairs to first floor.

Lounge 16'0" x 10'5"



Double glazed window to front with Bespoke modern shutters, double radiator and built in electric fire.

Kitchen/Diner 12'10" x 17'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer into with mixer tap. Integrated oven, gas hob and hood, fridge freezer, dishwasher and washing machine. Double radiator, double glazed windows and UPVC French patio doors to rear.

Cloakroom/WC



Low level wc with concealed cistern and hand wash basin. Chrome heated towel rail.

First Floor Landing



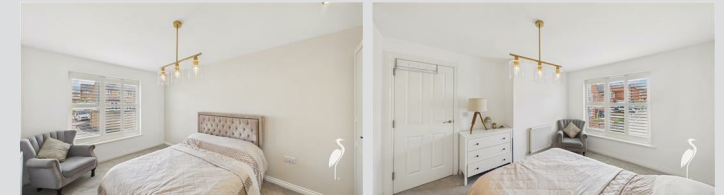
Two double glazed windows to side elevation, radiator, storage cupboard and stairs to second floor.

Bedroom 2 14'0" x 9'10"



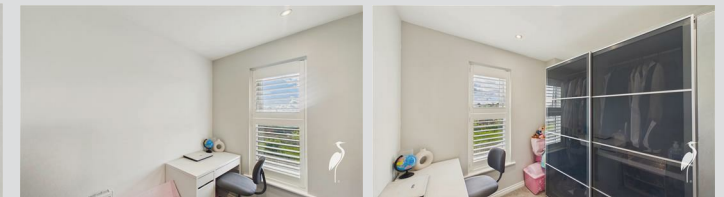
Two double glazed windows to rear with Bespoke modern shutters and radiator.

Bedroom 3 15'0" x 9'6"



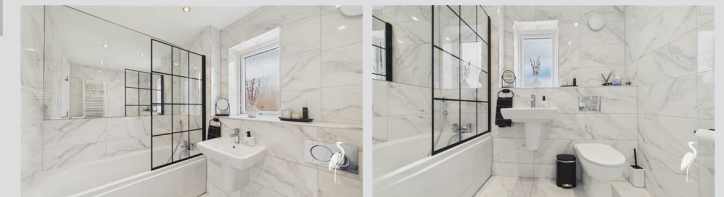
Double glazed window to front with Bespoke modern shutters and radiator.

Bedroom 4 8'2" x 7'6"



Double glazed window to rear with Bespoke modern shutters, radiator and storage cupboard.

Bathroom



Low level WC, washbasin and bath with shower tap, heated towel rail and double glazed window to rear.

Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Second Floor Landing



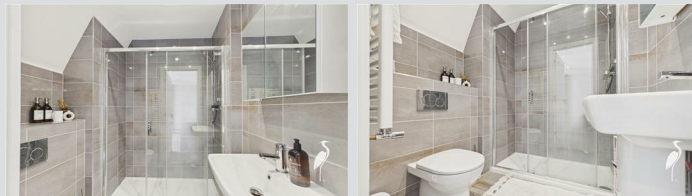
Double glazed window, access point to loft and storage cupboard.

Principal Bedroom 19'9" x 11'1"



UPVC double glazed French patio doors to balcony, made to measure curtains, two double radiators and storage cupboard. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, heated towel rail.

Outside



Garden to the front with a driveway providing off street parking and a superb garden to the rear with artificial grass and paved areas.

Garage 21'11" x 10'5"

Spacious garage access via up and over door with composite door to rear 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.

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 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.

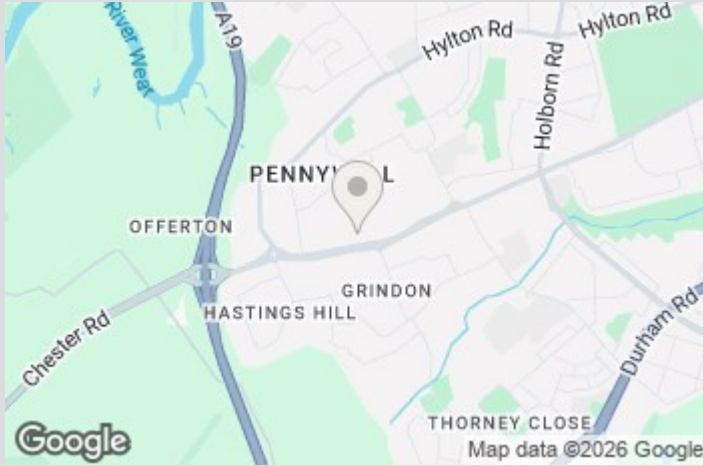
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

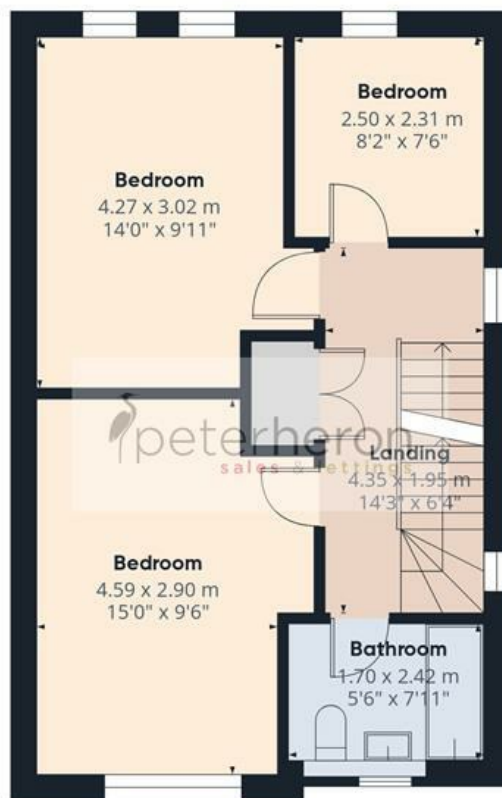


Visit www.peterheron.co.uk or call **01915103323**

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

140.1 m²

1508 ft²

Balconies and terraces

3.3 m²

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

