









A beautifully presented, FREEHOLD semi-detached with an impressive, stylish interior, occupying a pleasant cul-de-sac position within this sought-after development. The immaculate accommodation includes an entrance lobby, an attractive lounge to the front and a stunning, contemporary breakfasting kitchen to the rear, fitted with a quality kitchen, luxury work surfaces and integrated appliances. On the first floor there are two well-proportioned bedrooms and a superb, modern bathroom/WC. Externally there is a driveway providing off street parking, an attached single garage and delightful gardens to the front and rear. This ever-popular location is ideal for access to local amenities, shopping facilities and schools as well as providing excellent road connections to surrounding areas. We consider viewing to be essential in order to appreciate the standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

### Entrance Lobby

Double glazed window, radiator and door leading through to

### Lounge 14'9" x 12'5" max including staircase area



Double glazed window to front, radiator and staircase to first floor.

### Breakfasting Kitchen 12'5" x 8'10"



This stunning kitchen is fitted with an excellent range of contemporary quality wall and base units with luxury work surfaces over incorporating 1 1/2 bowl inset sink unit, integrated appliances include electric oven, electric hob and extractor over, fridge freezer and washing machine. Radiator, double glazed door to rear garden and double glazed window to rear.

## First Floor Landing



Double glazed window to side.

### Bedroom 1 8'11" x 10'4" not including fitted robes



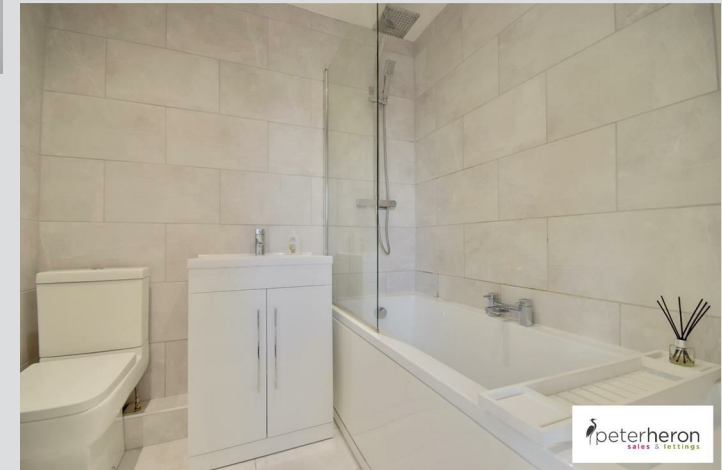
Double glazed window to rear, radiator and mirror fronted wardrobes.

### Bedroom 2 10'5" maximum narrowing 8'10" x 7'6"



Double glazed window to front, radiator and two built in cupboards.

## Bathroom



Impressive contemporary suite fitted with a low level WC, washbasin set into vanity unit and panel bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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

# MAIN ROOMS AND DIMENSIONS

## Outside



Attractive gardens to both the front and rear, a driveway provides off street parking and attached single GARAGE.

### 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

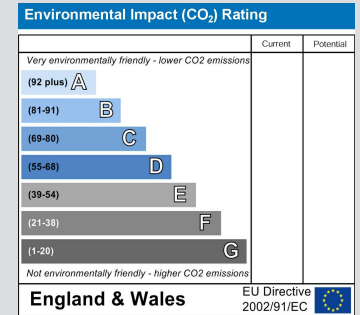
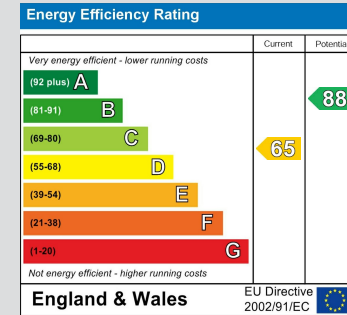
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### 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  
(29.83 sq.m)

First Floor  
Approximate Floor Area  
(28.23 sq.m)

20 Ellington Close