















A beautiful three bedroom detached house boasting well presented and stylish interior. Internally the immaculate accommodation to the ground floor includes a hall with a staircase to the first floor, an attractive lounge, dining room and a contemporary kitchen. Completing the ground floor is a downstairs WC. On the first floor there are three double bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, delightful garden with a lawn and patio 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 is essential to appreciate this delightful home!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Hall



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

## Lounge 17'7" x 11'6"



Double glazed window to front, double glazed window to side, radiator and electric fire. Door to kitchen.

## Kitchen



Range of wall and base units with countertops over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for

washing machine and fridge freezer. Wall mounted boiler. Double glazed window and Composite door to rear. Open plan into dining room.

## Dining Room 16'4" x 8'3"



Double glazed window to front, double radiator and built in storage.

## Cloakroom/WC

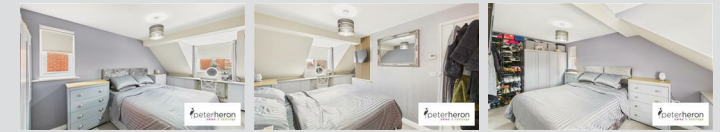


Low level WC and washbasin, radiator and double glazed window.

## First Floor Landing

Airing cupboard, radiator and access point to loft.

## Bedroom 1 16'11" x 11'7"



Double glazed windows to front and side, radiator and built in storage.

## Bedroom 2 12'6" x 9'1"



Double glazed window to front and radiator.

## Bedroom 3 14'0" x 8'1"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

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



Gravelled driveway to the front providing off street parking, whilst to the rear spacious gardens laid mainly to lawn and patio seating area. Side gate to access the front.

## 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

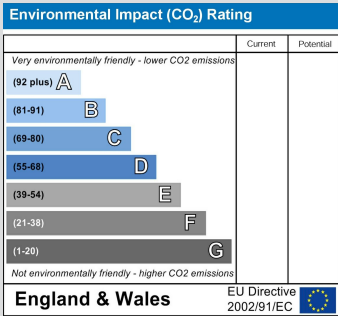
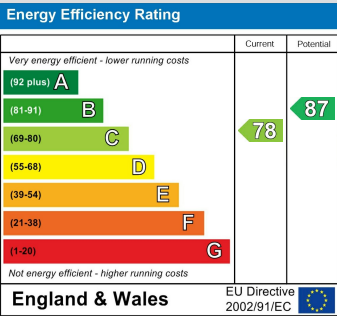
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

91.1 m<sup>2</sup>

**Reduced headroom**

2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360