









An extended and much improved three bedroom semi-detached house, providing an impressive standard of accommodation within this popular residential area. Internally the very well appointed accommodation includes an entrance porch, hall with staircase to the first floor, attractive lounge and a superb modern breakfasting kitchen that opens through to an excellent versatile room overlooking the rear garden, ideal as a dining area or family room. To the first floor there are three bedrooms and a contemporary bathroom/wc. Externally there is a garden with a driveway, an attached single garage and to the rear a delightful garden, laid mainly to lawn with a patio area. This ideal location provides access to a range of local amenities as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections. We highly recommend early viewing, to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Entrance via UPVC door.

## Entrance Porch

Inner door UPVC to hall.

## Hallway



Radiator and staircase to first floor. Door to lounge.

## Lounge 14'9" x 11'6"



Double glazed window to front elevation, feature electric fire, radiator. Door to kitchen.

## Breakfasting Kitchen 14'7" x 8'7"



Range of modern wall and base units with wood effect countertops over incorporating a 1 1/2 bowl sink and drainer unit. Integrated electric oven and hobs, microwave and fridge freezer, space provided for a washing machine, breakfast bar, radiator, pantry cupboard, double glazed window. Open plan into dining area.

## Dining Area 11'6" x 8'1"



A versatile room ideal as a dining area or family room, there are double glazed windows and double glazed UPVC door to rear garden and a radiator.

## First Floor Landing

Storage cupboard, double glazed window and doors to bedrooms and bathroom.

## Bedroom 1 12'10" x 8'5"



Built in mirrored sliding door wardrobes, radiator and double glazed window front.

## Bedroom 2 8'5" x 8'5"



Double glazed window to rear and radiator.

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## Bedroom 3 8'6" x 6'1"



Double glazed window to front and radiator.

## Bathroom



Low level WC, washbasin and bath with waterfall shower over, tiled walls, frosted window rear and heated towel rail.

## Outside



Generous garden to the rear elevation with block paved and lawned areas with planters. Attractive garden to front with a drive and garage

### Council Tax Band

The Council Tax Band is Band B.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
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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 £210.00 by Movewithus Ltd.

### Fawcett Street Viewings

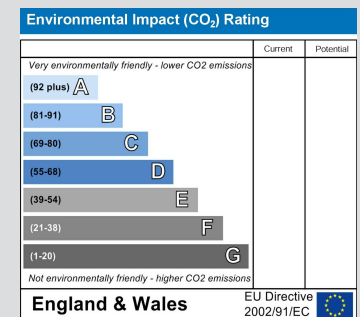
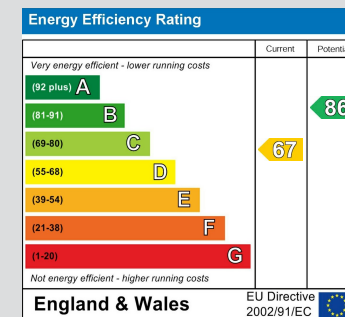
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

### 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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