









An extended three bedroom detached house providing spacious and impressive accommodation including a superb open plan living, dining and kitchen area. Internally the immaculate accommodation includes a hall with a staircase to the first floor, a cloakroom/wc and an attractive lounge with a bay window. To the rear of the property there is a fabulous open plan living, dining and kitchen area, featuring a vaulted ceiling with a Velux window and French doors to the rear. Completing the ground floor is a useful utility. On the first floor there is a master bedroom with a dressing area and en-suite shower room/wc, two further bedrooms and a family bathroom/wc. This location is well placed for access to local amenities, shops and schools and excellent transport connections to Sunderland City Centre and surrounding areas. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door into

Hallway



Attractive hall with a staircase to the first floor, radiator and doors connecting off to the cloakroom/WC, lounge and open plan living, dining and kitchen area.

Cloakroom/WC



Low level WC, mini wash hand basin, radiator and double glazed window.

Lounge 16'8" into bay x 9'8"



Double glazed bay window to the front, a further double glazed window to the side and a radiator.

Open Plan Living, Dining And Kitchen Area 13'8" x 10'5" + 22'10" x 8'2"



This superb open plan space incorporates a living, dining and kitchen area and features a vaulted ceiling with a Velux window, double glazed French door leading out to the rear patio and two double glazed windows to the rear, the kitchen is fitted with a range of modern wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer, the room also has three radiators and there is a door connecting through to the utility.

Utility 6'4" x 4'11"

With a fitted base unit with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine, there is a radiator, a wall mounted boiler and a door to the side of the property.

First Floor Landing



With a double glazed window to the rear, radiators and a built in storage cupboard, doors lead off to the three bedrooms and family bathroom.

Bedroom 1 10'4" x 9'8"



With a double glazed window to the front, radiator and an archway leading through to the dressing area.

Dressing Area



With fitted hanging rails and shelving, there is a door to the en suite.

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MAIN ROOMS AND DIMENSIONS

En Suite



With a low level WC, pedestal wash hand basin, step in shower cubicle with mains fed shower, there is a radiator and double glazed window.

Bedroom 2 10'1" not inc entrance recess x 8'6"



Double glazed window to the front, radiator and built in wardrobe.

Bedroom 3 8'2" x 7'4"



Double glazed window to the rear and a radiator.

Family Bathroom



Three piece suite, low level WC, pedestal wash hand basin with panel bath, there is a radiator, part tiled walls and a double glazed window.

Outside



There is a lawned garden to the front of the property and a driveway providing off street parking, whilst to the rear there is a delightful landscaped garden with a large patio area and gravelled areas.

Tenure Freehold

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

Council Tax Band

The Council Tax Band is Band C.

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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

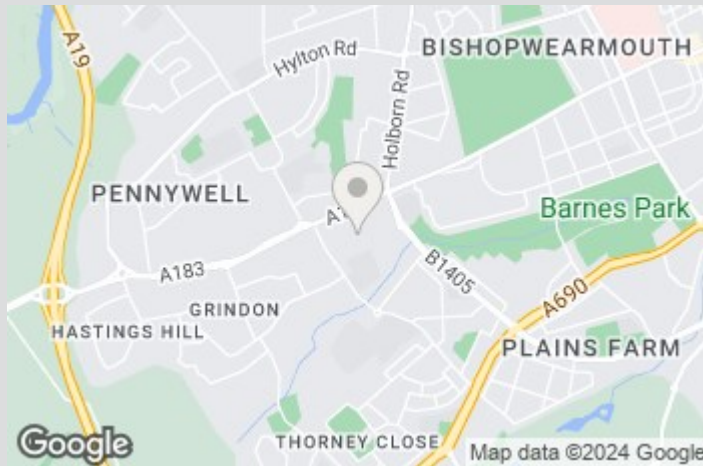
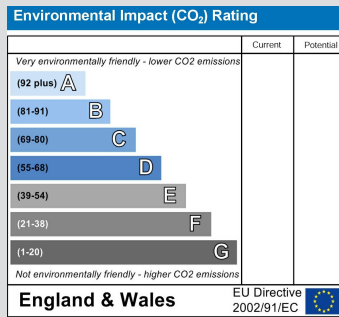
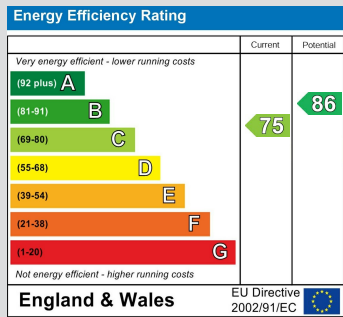
Ombudsman

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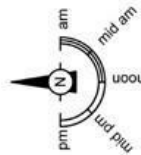
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Ground Floor
Approximate Floor Area
(58.59 sq.m)



First Floor
Approximate Floor Area
(45.61 sq.m)



28 Sutherland Drive