









Modern two bedroom semi detached home located on the popular Chester Gate development by Gentoo, this stylish and modern house offers comfortable, low-maintenance living ideal for first-time buyers, professionals, or those looking to downsize. Thoughtfully designed with contemporary finishes throughout, the property features a bright and spacious layout with a welcoming entrance hall, a modern kitchen diner open to a generous lounge, and a convenient ground floor WC. Upstairs, there are two well-proportioned bedrooms and a sleek, modern bathroom. Outside, the home benefits from an enclosed rear garden, perfect for relaxing or entertaining, along with a driveway providing off-street parking. Conveniently located for excellent transport links via the A19 and within easy reach of Doxford International Business Park, Amazon, Nissan, Sunderland Royal Hospital, and the City Centre, this home offers both style and practicality in a well-connected setting. Early viewing is highly recommended to appreciate all this home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite door into the entrance hall.

Entrance Hall



Door to the kitchen.

Lounge 13'6" x 9'2"



Double glazed French UPVC door to the rear, radiator. Open plan into the kitchen/diner.

Kitchen/Diner 13'11" x 10'3"



Range of modern wall and base units with counter tops over incorporating a 1.5 bowl stainless steel sink and drainer unit with mixer tap. Integrated appliances include an oven,

electric hob, an extractor hood, fridge freezer, dishwasher and space has been provided for a washing machine. Double glazed window to the front, radiator and a door to the WC.

Separate WC



Low level WC, wash hand basin, radiator and a double glazed window to the side.

First Floor Landing



Access hatch to loft and doors to

Bedroom 1 13'6" x 11'11"



Double glazed window to the front, storage cupboard and a radiator.

Bedroom 2 11'3" x 6'9"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, wash hand basin, bath with overhead shower, heated towel rail and a double glazed window to the rear.

Visit 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



Low maintenance garden with private parking to the front and to the rear is a generous dual level garden with block paved and cobbled areas.

Tenure FH

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

Council TaxBand

The Council Tax is Band B.

Important Notice

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.

Viewings Fst

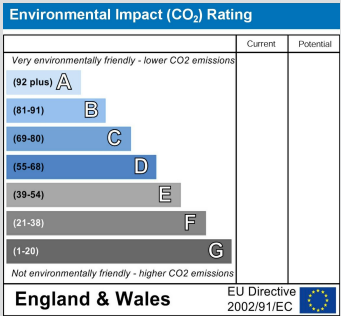
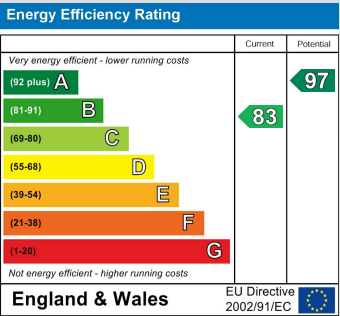
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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 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

