









This beautifully presented three bedroom semi-detached house, occupies a superb cul-de-sac position. Internally the stylish interior includes an entrance lobby, a spacious lounge / diner, an excellent modern fitted kitchen with a selection of integrated appliances and a delightful garden room. Completing the ground floor is an inner lobby with staircase to the first floor and access to a cloakroom/wc. On the first floor there are three bedrooms, two with fitted wardrobes and a contemporary family bathroom/wc. Externally there is a resin driveway to the front providing off street parking, an attached single garage and to the rear a wonderful, low maintenance landscaped garden. The property is ideally placed for local amenities, shops and schools, as well as being within easy access of Sunderland City Centre and transport connections. We highly recommend arranging a viewing to appreciate the impressive standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Lobby

Lounge/Diner 12'11" x 12'2" plus 10'0" x 8'10"



Double glazed window to front, two radiators, door to kitchen and sliding glazed door to garden room. Door to lobby.

Kitchen 9'6" x 6'10"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include Bosch electric oven, Bosch electric hob, fridge and freezer, space for washing machine, radiator, double glazed window to rear and boiler is concealed behind matching kitchen unit.

Garden Room 9'2" x 6'7"



Double glazed door leading out onto patio area. Double glazed windows overlooking the garden and a radiator.

Inner Lobby

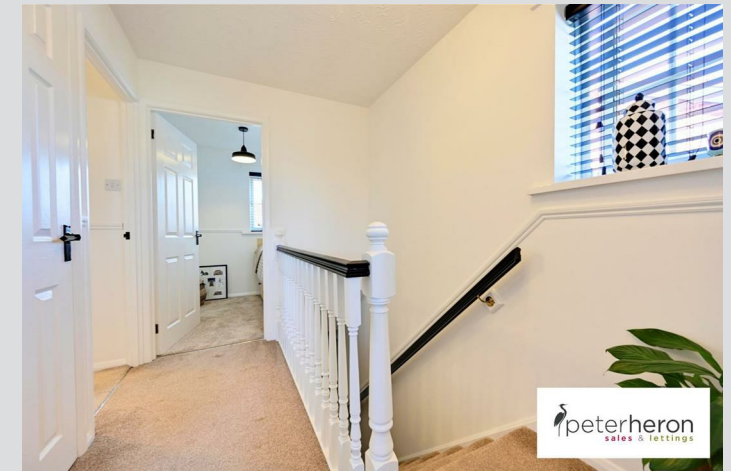
Radiator and staircase to first floor.

Cloakroom/WC



Low level WC with concealed cistern and washbasin set into vanity unit, radiator and double glazed window.

First Floor Landing



Airing cupboard and double glazed window to side.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 8'5" x 8'9" not including robes



Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 2 9'4" x 8'5" not including robes



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

Bedroom 3 7'6" x 6'11"



Maximum measurements taken including built in bed, double glazed window to front and radiator.

Bathroom



Contemporary suite comprising of a low level WC with

concealed cistern, washbasin set into vanity unit and panel bath with electric shower, tiled walls, chrome ladder style radiator and double glazed window.

Outside



To the front of the property there is a generous Resin driveway providing off street parking and access to attached garage, whilst to the rear there is a delightful low maintenance landscaped garden incorporating a paved patio, gravelled area and a decked area.

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 - 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

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MAIN ROOMS AND DIMENSIONS

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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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

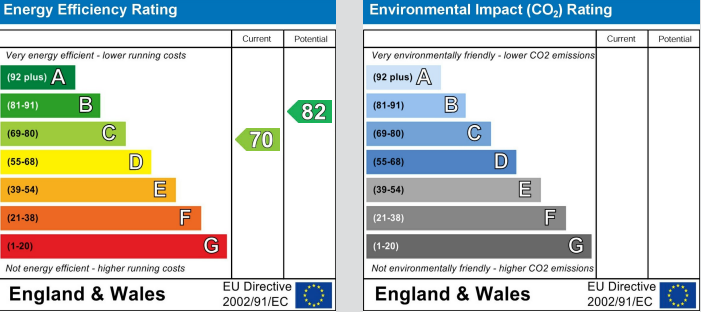
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

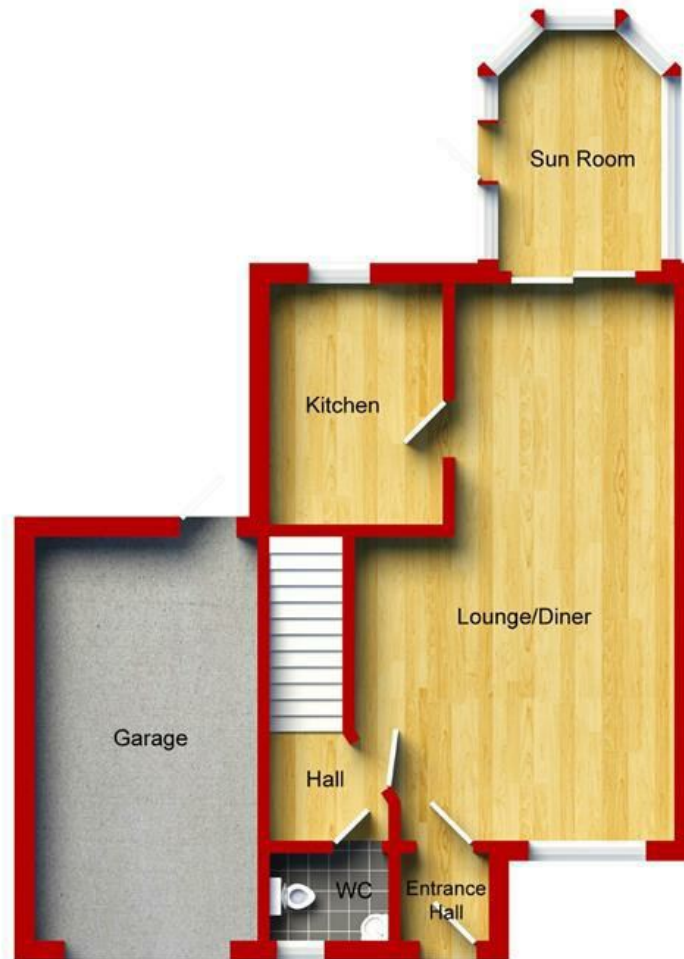
Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

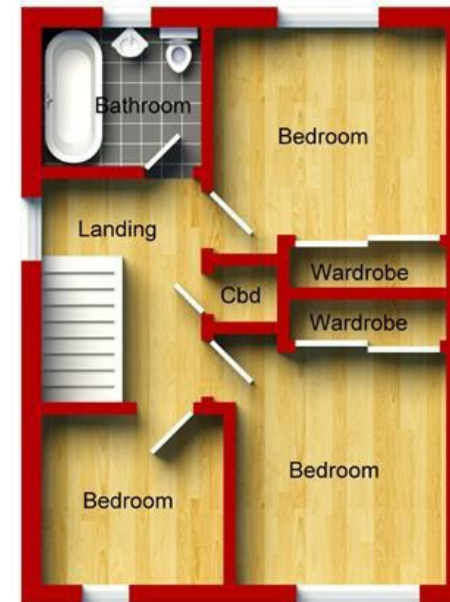
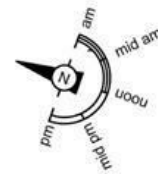
Ombudsman Fst

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.





Ground Floor
Approximate Floor Area
(58.00 sq.m)



First Floor
Approximate Floor Area
(34.30 sq.m)

3 Hopkins Court