









An impressive three bedroom semi-detached house featuring many notable upgrades within this highly sought-after development, known as Potters Hill. The stylish accommodation on the ground floor includes a hall with a cloakroom/wc and staircase to the first floor, an attractive lounge and a stunning, contemporary kitchen / diner, fitted with an excellent range of units, luxury Silestone worksurfaces and a selection of integrated appliances. To the first floor there is a master bedroom with fitted wardrobes and en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a double width driveway, side access and a lawned garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Staircase to first floor, understairs storage cupboard and radiator.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator.

Lounge 17'11" x 10'1"



Double glazed window to front and radiator.

Kitchen/Diner 17'1" x 9'0" extending to 12'4"



Stunning kitchen fitted with a range of wall and base units with Silestone work surfaces over incorporating inset 1 1/2 bowl sink unit, integrated appliances include an AEG electric oven, electric hob with extractor chimney over, fridge, freezer, dishwasher and washing machine, radiator, double glazed window to rear and double glazed French doors to rear garden.

First Floor Landing



Radiator.

Bedroom 1 12'5" max including fitted robes x 10'0"



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

En-Suite



Low level WC, washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'7" max including fitted robes x 8'11"



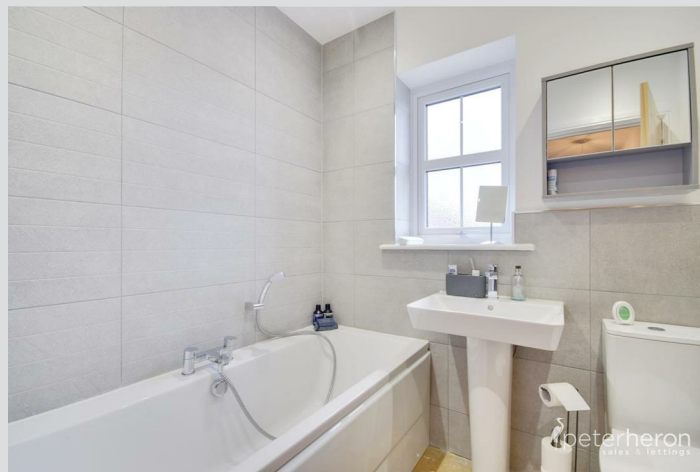
Double glazed window to rearm, radiator and fitted sliding door wardrobes.

Bedroom 3 7'9" x 7'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC, pedestal washbasin and panel bath, chrome ladder style radiator and double glazed windows.

Outside



Garden to the front with double width driveway, useful side access and a lawned garden to the rear.

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.

Communal Areas

We have been advised by our client there is a service of £106 per annum for communal areas.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

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MAIN ROOMS AND DIMENSIONS

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.

Fawcett Street Viewings

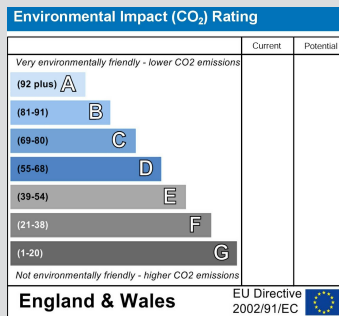
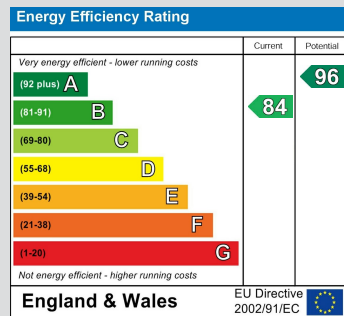
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

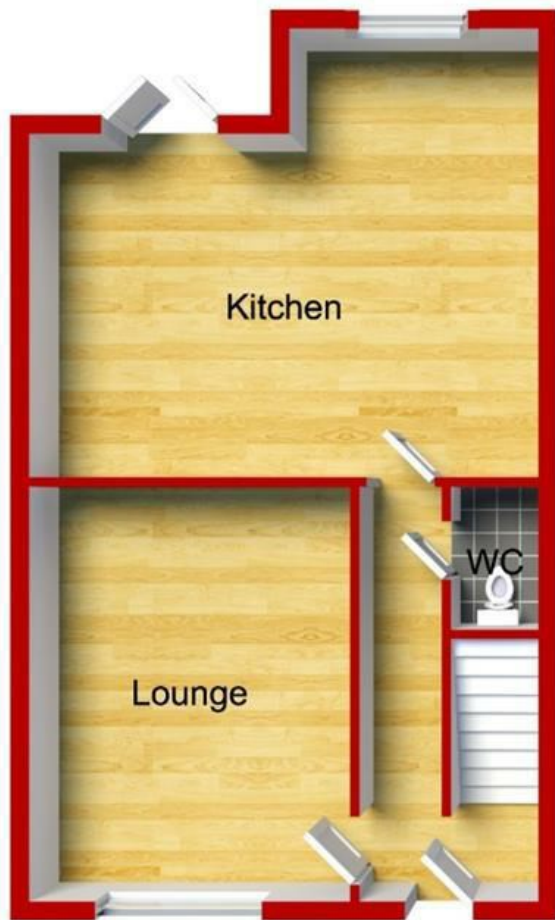
Ombudsman

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

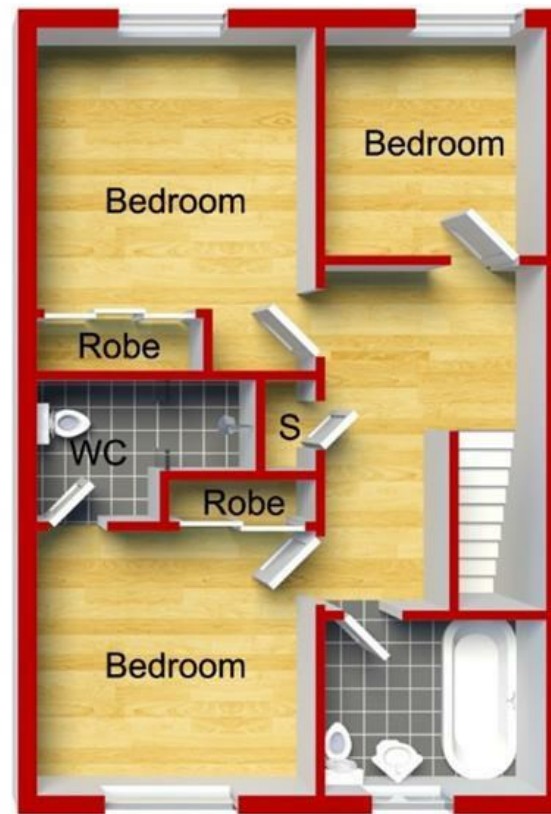


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Ground Floor
Approximate Floor Area
(44.61 sq.m)



First Floor
Approximate Floor Area
(41.81 sq.m)

