













An attractive four bedroom detached house with a generous drive and double garage, pleasantly set back from the road, within the sought-after Tunstall Grange development. Internally the accommodation includes a reception hall, lounge, separate dining room / family room, breakfasting kitchen, a useful utility and a cloakroom/wc. On the first floor there is a master bedroom with en-suite shower room/wc, three further well-proportioned bedrooms and a family bathroom/wc. Externally there is a driveway providing ample off street parking, double garage and a delightful garden to the rear. This popular and convenient location is ideal for access to local amenities as well as providing excellent links to surrounding areas and major road networks. With no upper chain involved, early viewing is essential to avoid disappointment.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Two radiator and staircase to first floor.

### Lounge 13'9" plus bay x 10'9"



Double glazed bay window to front, double radiator and coving.

### Dining Room/Family Room 10'2" plus bay x 10'10"



Double glazed bay window to front double radiator and coving.

### Dining Kitchen 20'4" x 9'8"



Wall and base units with work surfaces over incorporating sink and drainer unit, integrated oven and hob with extractor hood, space for dishwasher, double glazed window to rear, downlights. Double radiator. Double glazed sliding doors to rear garden.

### Utility 6'2" x 5'4"



Wall and base units with sink and drainer unit, space for washing machine and tumble dryer, central heating boiler, single radiator, door to rear.

### Cloakroom/WC



Low level WC and washbasin, radiator and double glazed.

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# MAIN ROOMS AND DIMENSIONS

## First Floor Landing

Loft access.

## Master Bedroom 9'9" x 9'6"



Double glazed window to rear overlooking gardens and rear. Two sets of mirror fronted sliding door wardrobes.

## En-Suite



Low level WC, washbasin and step in shower cubicle, radiator and double glazed window.

## Bedroom 2 11'9" x 8'9"



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

## Bedroom 3 10'5" x 8'10"



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

## Bedroom 4 8'9" x 7'9"



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

## Family Bathroom



Low level WC, washbasin and panel bath with overhead shower, radiator and double glazed window to rear,

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to the front with driveway and access to DOUBLE GARAGE, side gate leading through to spacious lawned rear garden.

### 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.

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

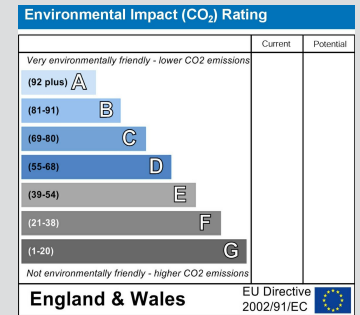
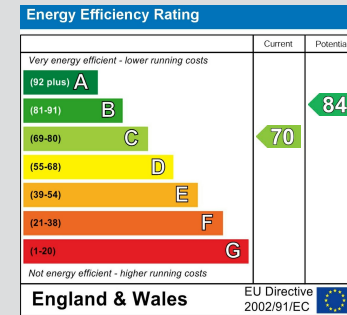
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Opening Times

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

### Ombudsman

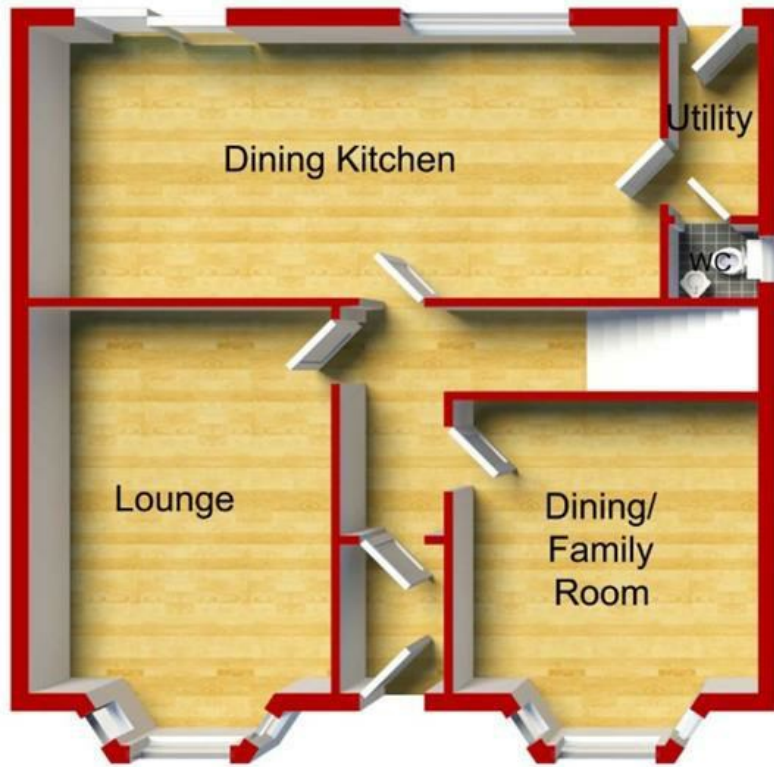
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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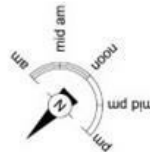




Ground Floor  
Approximate Floor Area  
(59.55 sq.m)



First Floor  
Approximate Floor Area  
(57.80 sq.m)



**32 Highclere Drive**