







 peterheron
sales & lettings



Arguably one of the finest examples of its kind on the open market for sale today, this stunning double fronted larger style three bedroom semi set on the periphery of Hylton Castle offers an exciting opportunity for families and first time buyers.

Finished to a show room standard, the property internally comprises reception hall, living room with Smeg fireplace and French doors leading into rear gardens, a wonderful contemporary dining kitchen which also has French doors into the rear gardens, three first floor bedrooms and a stunning bathroom. Externally there is a double drive to the front, side passage with timber shed and superb rear gardens with a patio seating area accessed from the living room and additional raised timber decked seating area capturing the afternoon sun together with a summerhouse which can also be used as a workshop or home office.

Sitting close to the A19 and perfect for Nissan, Doxford and Amazon workers, the property is also perfect for commuting into City Centre and through to Newcastle Upon Tyne and Durham City. Immediate internal inspection is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall



Single radiator with radiator cover, staircase to first floor with solid oak and brushed steel handrail, oak doors to living room.

Living Room 11'7" x 17'8"



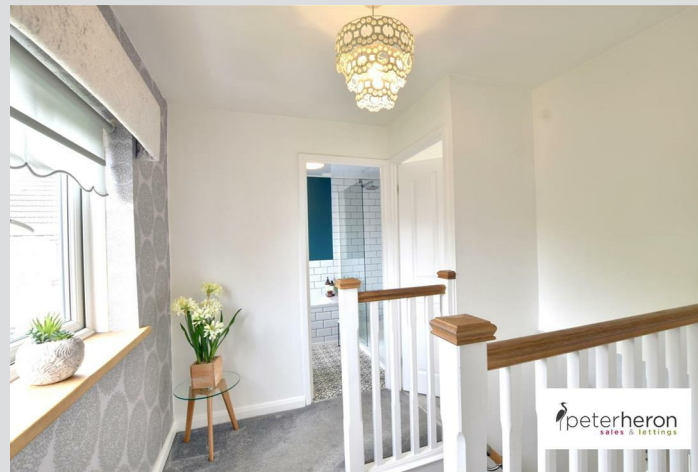
UPVC double glazed oriel bay window to front, column radiator, UPVC double glazed French doors to rear providing access out into beautiful landscaped gardens, wall mounted Smeg gas mid century style living flame gas fire, fitted oaks cupboards and shelving, alcoves, coved cornicing to ceiling.

Dining Kitchen 9'4" x 17'7"



A good selection of base and eye level units with wood effect working surfaces and upstands with 1 1/2 bowl colour contrasting Astracast sink unit with mixer tap, integrated dishwasher, five burner gas hob with Herringbone patterned tiled splashback and overhead extractor hood, split level electric oven and grill, integrated fridge freezer, space and plumbing for washing machine, UPVC double glazed window to front, wood effect laminate flooring, double radiator, fitted shelving, built in cupboard with fitted shelving and wall mounted gas combination boiler serving hot water and radiators (which we have been informed by our clients was installed into 2021 and is still under warranty). UPVC double glazed French doors providing access out into landscaped rear gardens, dining area.

First Floor Landing



UPVC double glazed window to rear and serving bedroom 1.

Bedroom 1 (front) 9'6" x 14'10"



Maximum width into fitted wardrobes with sliding mirror fronted doors, feature panelled wall to bedstead, UPVC double glazed window to front, single radiator, wood effect laminate flooring.

Bedroom 2 (front) 9'8" x 11'10"



Maximum depth into recess, UPVC double glazed window to front, single radiator, cabin bed with drawers under, fitted cupboards/wardrobes and TV plinth, wood effect laminate flooring, access point to loft space via sliding aluminium ladder.

Bedroom 3 (rear) 8'0" x 8'7"



UPVC double glazed window to rear, single radiator, wood effect laminate flooring.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC with concealed cistern, washbasin vanity unit with drawers, panel bath with shower mixer tap, large walk in shower enclosure with Rainforest shower head - attractive white suite, art deco style wall tiles, decorative vinyl flooring, large wall mounted double column radiator, UPVC double glazed window to rear, UPVC lined ceiling.

Outside



Double wrought iron gates provide access to a drive with off street parking for two cars together with an electric vehicle charge point, an UPVC pedestrian door provides access to a side passage with useful storage area for wheelie bins and bikes etc, together with a timber shed and a pedestrian gate provides access to delightful landscaped rear gardens which feature attractive lawns, patio seating area, accessed directly from living room, to a raised timber decked seating area capturing the afternoon sunshine, in addition there is also a summerhouse which could be utilised as a workshop or home office.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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.

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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

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Fawcett Street Viewings

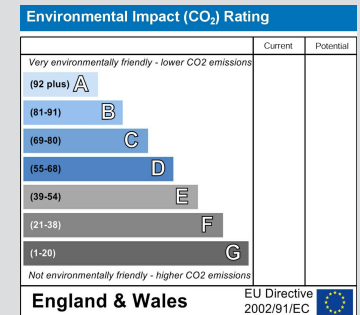
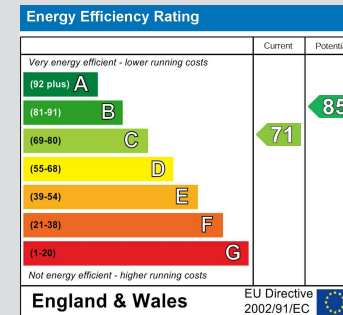
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



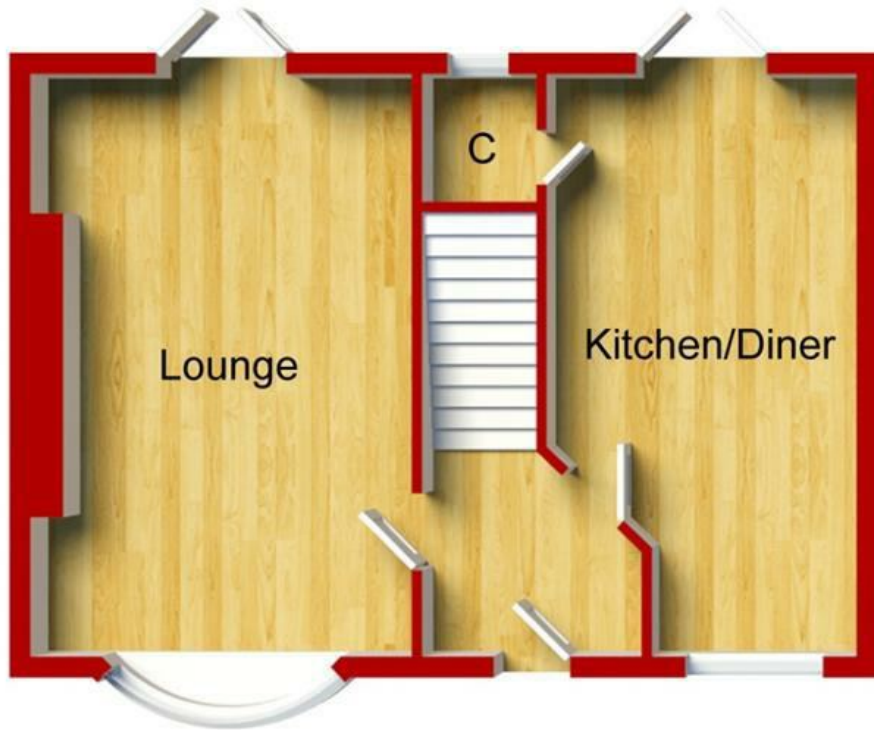
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MAIN ROOMS AND DIMENSIONS



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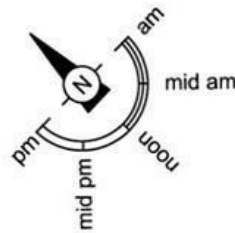
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Ground Floor
Approximate Floor Area
(40.36 sq.m)



First Floor
Approximate Floor Area
(40.36 sq.m)



35 Campbell Road