









Enjoying a sought-after position on the periphery of Hylton Castle close to Hylton Castle Road, this beautifully presented and well modernised double fronted three bedroom semi detached home with landscaped gardens to the rear and a large drive to the front with space for up to four cars, offer an exciting opportunity to those families who wish to live in a location convenient for the A19 and City Centre.

Beautifully presented throughout, the property internally comprises a reception hall, living room, breakfasting kitchen, utility, three well proportioned first floor bedrooms and a bathroom. Features of note include gas central heating and UPVC double glazing, together with a floored loft access via bedroom two using folding timber ladders.

Perfect for those who require a "Turnkey" living space, the property is ready to move into and would be particularly well suited to those Nissan, Doxford International Business Park and Amazon workers whilst it is also perfect for commuting through to Newcastle Upon Tyne and Durham City. Internal inspection unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Composite double glazed door to

## Entrance Hall

Wood effect LVT flooring, double radiator, UPVC double glazed window to the front elevation.

## Lounge 17'1" x 11'3"



UPVC double glazed windows to dual aspects front and rear, double radiator, plasma design wall mounted electric fireplace, LVT flooring.

## Kitchen 10'11" x 10'1"



Fitted Wren 'kitchen' comprising a good selection of

contemporary design high gloss base and eye level units with colour contrasting working surfaces and splashbacks, incorporating a single drainer stainless steel sink unit with pedestal mixer taps, integrated appliances include a Bosch induction hob with tempered glass splashback and overhead extractor hood, housing for integrated microwave oven, fan assisted electric oven, space for fridge freezer, integrated dishwasher, housing and plumbing for an automatic washing machine, a fitted cupboard discreetly conceals a Glow Worm gas combination boiler serving hot water and radiators, UPVC double glazed window to rear elevation, contemporary design wall mounted vertical column radiator, understairs storage cupboard, shelved pantry with UPVC double glazed window, tiled effect laminate flooring.

## Utility 5'9" x 6'7"

UPVC double glazed window to the front elevation, Composite door to side, space for tumble dryer, floor units with working surfaces, tile effect vinyl flooring.

## First Floor Landing

UPVC double glazed window to rear elevation.

## Bedroom 1 (front) 9'1" x 15'0" into fitted robes



Fitted wardrobes with sliding mirror fronted doors, wood effect laminate flooring, single radiator, UPVC double glazed window to front elevation.

## Bedroom 2 9'4" x 10'4"



UPVC double glazed window to front elevation, single radiator, wood effect laminate flooring, access point to floored loft via folding timber ladder, built in cupboard with fitted shelving.

## Bedroom 3 (rear) 7'10" x 8'8"



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

Visit [www.peterheron.co.uk](http://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

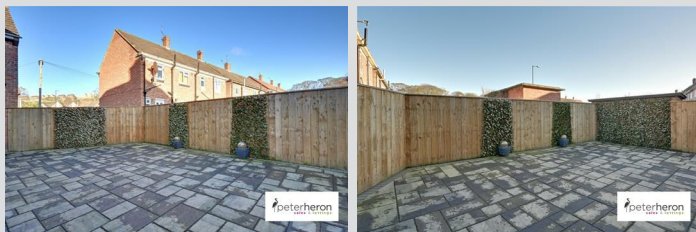
# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, pedestal washbasin, panelled shower bath with overhead shower and screen- attractive white suite with UPVC lined walls and ceiling, vinyl flooring, single radiator, UPVC double glazed window to side and rear elevations, LED downlights to ceiling, wall mounted extractor unit.

## Outside



Block paved drive to the front with wrought iron brick perimeter walls, off street parking for up to four cars, single gate to side leading through to side garden with hard landscaping and brick store, landscaped paved gardens to the rear with a wonderful sunny aspect and larger than average size proportions.

## 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.

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.

## Sea Road Viewings

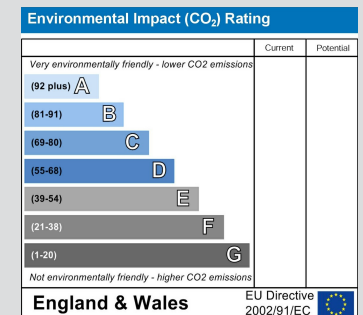
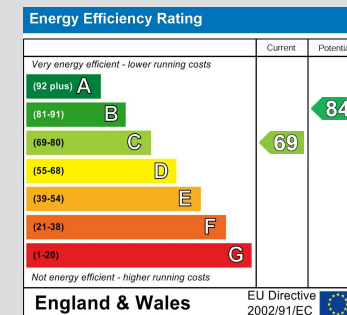
To arrange an appointment to view this property please contact our Sea Road Branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://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



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

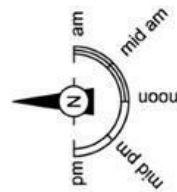
**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor  
Approximate Floor Area  
(40.68 sq.m)



First Floor  
Approximate Floor Area  
(40.68 sq.m)



36 Cowdray Road