



for sale  
Peter Heron

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Estuary Way, South Hylton, Sunderland

£139,950













A stunning, extended two bedroom mid link house with a garage, occupying a delightful cul-de-sac position, within this ever popular area of South Hylton. Internally the immaculate accommodation on the ground floor is accessed via an entrance porch that connects through to a fabulous 32ft open plan lounge / dining and kitchen, enjoying a dual aspect with French doors leading out to the rear garden. The stylish kitchen is fitted with an excellent range of units and a selection of integrated appliances. To the first floor there are two bedrooms and a superb contemporary shower room/wc. Features of the house include, double glazing, gas central heating to radiators, gardens to the front and rear, an allocated parking space and a single garage, located in a block to the rear. This location offers convenient access to local amenities and to South Hylton Metro Station as well as to major road connections including the A19. We highly advise viewing to appreciate the exceptional standard of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Inner door to open plan living areas.

## Open Plan Living/Dining & Kitchen Area 32'5" x 10'10" max including staircase area



This fabulous open plan space enjoys a dual aspect with a double glazed window to front and double glazed French door leading out to rear garden. Three radiators and staircase to first floor.

## Kitchen Area



Fitted with an excellent range of stylish units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven, hob, fridge, freezer and washing machine, central heating boiler concealed matching kitchen unit. Glazed roof section to the rear providing additional natural light.

## First Floor Landing

Loft access hatch to floored out loft providing excellent storage space via pull down ladder.

## Bedroom 1 11'8" x 8'6"



Double glazed window to rear and radiator.

## Bedroom 2 6'3" x 8'6" extending to 11'8" into recess



Double glazed window to front and radiator.

## Shower Room



Superb contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, ladder style radiator and extractor fan.

## Outside



Attractive gardens to the front and rear laid mainly to lawn. Parking space located opposite the front of the property. Single garage located in a block to the rear.

## 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 - 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 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

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# MAIN ROOMS AND DIMENSIONS

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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

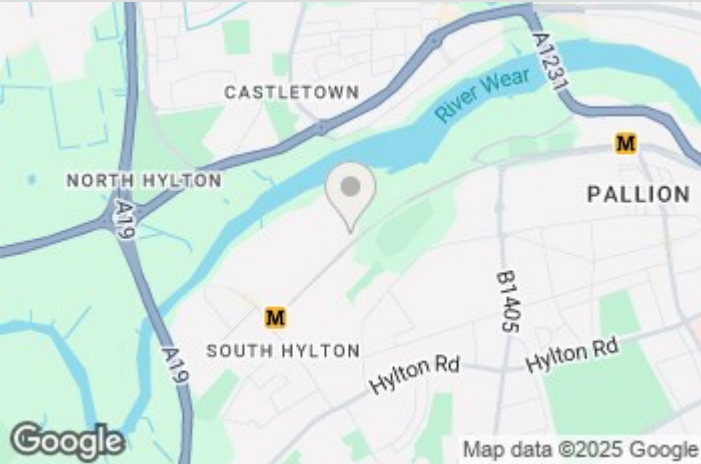
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
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