









An extended and much improved three bedroom detached house with a garage, available with immediate vacant possession and no upward chain. Internally the immaculate accommodation to the ground floor includes a hall with a cloakroom/wc, an attractive lounge, an impressive, contemporary kitchen / diner and a fabulous garden room / dining room. On the first floor there are three bedrooms and a bathroom/wc. Externally there is a garden to the front with a driveway, a single garage and to the rear is a superb garden with a large resin area, lawns, decked area and a summer house. This convenient location provides easy access to a range of local amenities and is ideally placed for commuting to Doxford International Business Park, Sunderland City Centre and the A19. Early viewing is essential to appreciate this fabulous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Hall

There is a double glazed window, radiator and doors to the cloakroom/WC and lounge.

## Cloakroom/WC



Low level WC, mini wash hand basin set on to a vanity unit, radiator and double glazed window.

## Lounge 14'6" x 11'8"



Double glazed window to the front, radiator, built in cupboard, staircase to the first floor and a door to the kitchen / diner.

## Kitchen/Diner 14'6" x 9'5"



The kitchen is fitted with an excellent range of contemporary

wall and base units with work surface over, incorporating a sink and drainer unit. Integrated appliances include an oven and hob, space is provided for the inclusion of a fridge freezer and a washing machine, there is a tiled floor, double glazed window to the rear, radiator, and double glazed door connecting though to the garden room/dining room.

## Garden Room/Dining Room 11'11" x 7'7"



This impressive and versatile room has recently been used as a dining room but would also be suitable for a variety of other uses and has a double glazed French door leading into the rear garden, radiator and double glazed window to both sides of the room.

## First Floor Landing

With a radiator and doors leading through to the bedrooms and bathroom.

## Bedroom 1 11'3" x 8'2"



Double glazed window to the front and a radiator.

## Bedroom 2 9'6" x 8'2"



Double glazed window to the rear and a radiator.

## Bedroom 3 8'1" x 6'1"



Double glazed window to the front and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Three piece suite with a low level WC, wash hand basin set into vanity unit, panel bath with shower attachment, radiator and double glazed window.

## Outside



There is a lawned garden to the front with a driveway providing off street parking and access to the single garage, to the rear there is a delightful landscaped garden with a resin area, two lawned areas, decking and there is also a summer house.

## Tenure Freehold

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

## Council Tax Band

The Council Tax Band is Band C

## 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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## 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A		95	(92 plus) A
(81-91) B	81		(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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