









A superb four bedroom detached home, occupying a delightful cul-de-sac position with this small, attractive development. Internally the well-appointed accommodation is accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a lounge to the front with a bay window, a dining room, a breakfasting kitchen and a useful utility. On the first floor there is a master bedroom with a contemporary en-suite shower room/wc, three further bedrooms and a luxury family bathroom/wc. Externally there is a driveway providing off street parking, an integral garage and a garden to the rear with a lawn and patio. The convenient location of the property provides easy access to local amenities, shopping facilities and schools as well as providing excellent links to Doxford International Business Park, Sunderland City Centre and major road connections, including the A19. We highly recommend arranging a viewing of this appealing home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Reception Hall



Spacious reception hall, there is a staircase to the first floor and a radiator. Doors connect off to the cloakroom/WC and lounge.

Cloakroom/WC

With a low level WC and pedestal wash hand basin, there is a radiator and a double glazed window.

Lounge 10'2" x 17'8" into bay



With a double glazed bay window to the front, radiator and double doors leading through to the dining room.

Dining Room 10'5" x 9'3"



Double glazed French door to the rear, radiator and door to the breakfasting kitchen.

Breakfasting Kitchen 13'8" x 10'5"



With fitted wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space has been provided for the inclusion of a fridge freezer, there is a radiator, double glazed French door to the rear and a door to the utility.

Utility 7'6" x 5'2"

With fitted units with work surface over incorporating a sink and drainer unit, space has been provided for the inclusion of a washing machine and tumble dryer and there is a door to the rear garden.

First Floor Landing



The spacious landing has a double glazed window to the front and a radiator, doors lead off to the four bedrooms and family bathroom.

Bedroom 1 13'4" x 10'7"



Double glazed window to the rear, radiator and built in wardrobes, a door leads through to the en suite shower room.

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MAIN ROOMS AND DIMENSIONS

En Suite Shower Room



Contemporary suite with low level WC with concealed cistern, wash hand basin set into vanity unit and a walk in shower with mains fed shower, there is a chrome ladder style radiator and a double glazed window.

Bedroom 2 11'1" x 8'5" measure not inc built in robes



Double glazed window to the rear, radiator and built in wardrobes.

Bedroom 3 10'2" x 9'1"



Double glazed window to the front and a radiator.

Bedroom 4 8'8" x 8'0"

Double glazed window to the front and a radiator.

Family Bathroom



An impressive family bathroom with a contemporary suite comprising of a low level WC, concealed cistern, wash hand basin set into vanity unit and a P shaped bath with mains fed shower over. There is a chrome ladder style radiator and a double glazed window.

Outside



There is a driveway to the front providing off street parking and access to the integral single garage whilst to the rear there is an attractive garden laid mainly to lawn with patio area.

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 D.

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

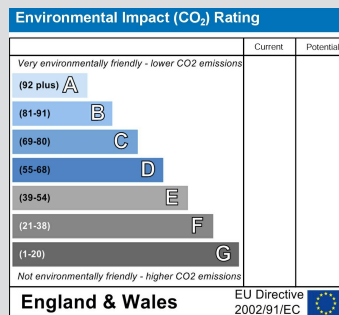
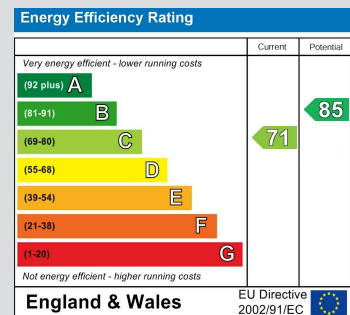
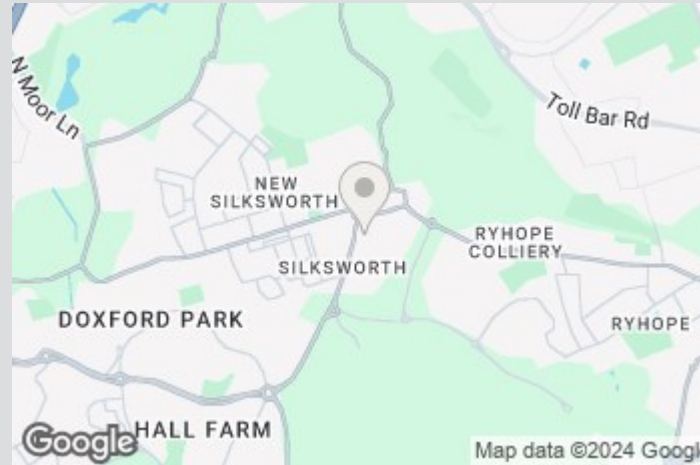
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

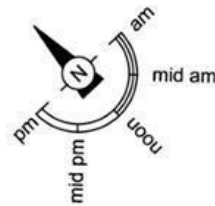


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Ground Floor
Approximate Floor Area
(54.50 sq.m)



First Floor
Approximate Floor Area
(63.33 sq.m)

4 Merryweather Rise