









An attractive four bedroomed three bedroom semi-detached house, occupying an attractive cul-de-sac position within the ever popular area of Moorside. Internally the neatly presented interior includes an entrance porch, hall with staircase to the first floor, lounge opening into dining room, fitted kitchen with separate utility room, conservatory overlooking the rear garden, four first floor bedrooms, en-suite shower/wc and separate bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear, a lawned garden. This area is well served by an excellent range of local amenities, shops and schools as well as being convenient for Doxford International Business Park and offering great connections to major road links including the A19. Internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden entrance door into

## Entrance Porch



Single glazed windows to the front and side elevations and wooden door into

## Reception Hall



Radiator, storage cupboard and stairs to the first floor with storage under.

## Lounge 11'7" x 14'0"



Double glazed window to the front, electric stove with exposed brick mantle and radiator. Open plan into

## Dining Room 8'9" x 10'8"



Radiator, double glazed window and UPVC door to conservatory.

## Conservatory 14'1" x 10'9"



Double glazed windows and UPVC door to rear garden.

## Kitchen 8'11" x 10'8"



Range of wall and base units with wooden countertops over incorporating a 1.5 bowl sink and drainer unit with mixer tap. Double oven with 5 burner gas hobs and cooker hood over. Space provided for a fridge freezer and dishwasher. Double glazed window to conservatory and door to utility room.

## Utility 8'1" x 8'9"



Double glazed window and double glazed UPVC door to rear. Base units with wooden countertops over providing additional storage, space provided for a washing machine and tumble dryer.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **01915103323**

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

# MAIN ROOMS AND DIMENSIONS

## First Floor Landing



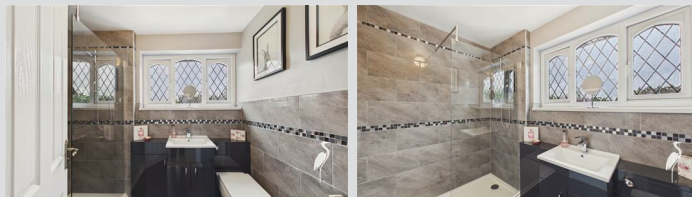
Doors to

## Bedroom 1 8'0" x 17'0"



Double glazed window front, double radiator, access point to loft and door to en suite.

## En Suite Shower Room



Walk in shower cubicle and vanity unit comprising a low level wc and hand wash basin. Double glazed window to rear and a radiator.

## Bedroom 2 10'0" x 11'10"



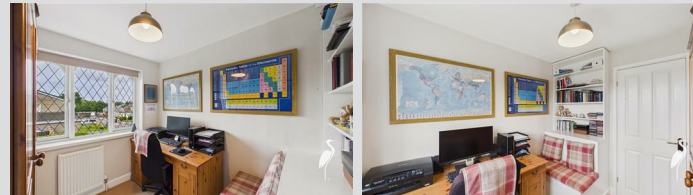
Double glazed window to front and a radiator.

## Bedroom 3 9'1" x 10'7"



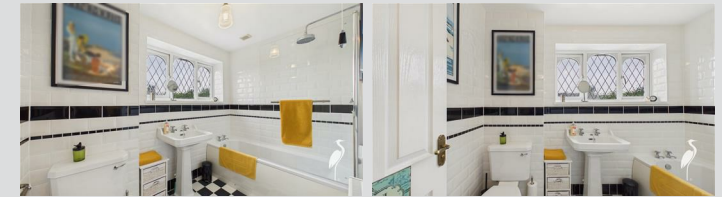
Double glazed window to rear, storage cupboard, access point to loft and a radiator.

## Bedroom 4 7'8" x 8'9"



Double glazed window to front and a radiator.

## Bathroom



Bath with shower over, low level WC and hand wash basin. Radiator and double glazed window to rear.

## Outside



Attractive rear garden with lawned and gravelled areas benefitting from a shed. Driveway to the front providing off street parking.

## Garage

Accessed via up and over shutter door. Parking/storage space.

## Tenure FH

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 is Band C.

## Important Notice

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

# MAIN ROOMS AND DIMENSIONS

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 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.

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.

## Viewings Fst

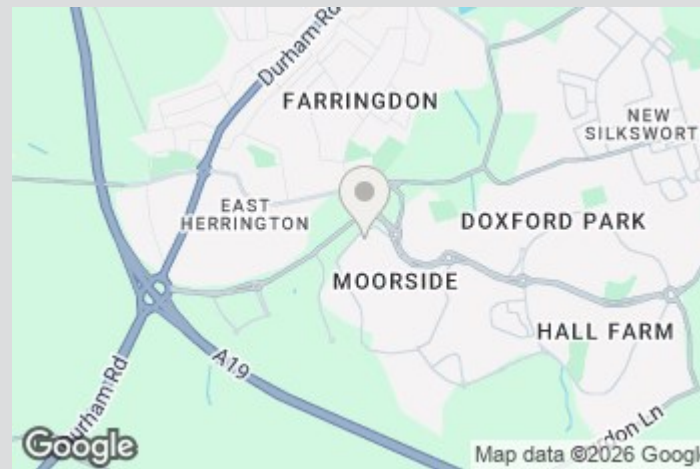
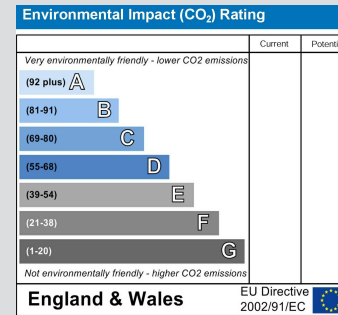
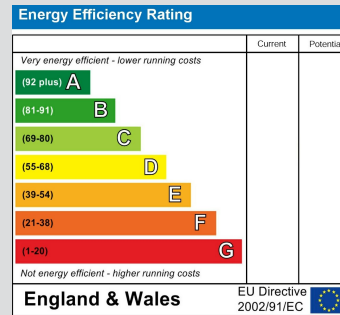
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 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 **01915103323**

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



Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

131.2 m<sup>2</sup>  
1410 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

