









An attractive four bed detached home, pleasantly positioned within this popular modern development. Internally the accommodation includes a hall, cloakroom/wc, lounge and there is a superb 26ft open plan kitchen, dining and family area to the rear. There is a family bathroom/wc and four bedrooms, one with en-suite shower room/wc. Externally there is a driveway providing off street parking, a single integral garage and to the rear a lawned garden. The property is well positioned for local amenities as well as offering excellent links to major road connections. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Entrance Hall

Radiator. Staircase to lower floor and half landing.

Cloakroom/WC



Low level WC and washbasin, radiator and double glazed window.

Lounge 16'4" x 10'8"



Double glazed window to front and radiator.

Open Plan Kitchen/Dining and Family Area 26'10" x 9'11"



Kitchen Area



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven, hob, dishwasher and washing machine, space for fridge freezer, two sets of double glazed doors leading out to the rear, double glazed window to rear, radiator and built in storage cupboard.

Half Landing



Doors to bedroom 3 and 4, and bathroom. Stairs continue to first floor landing.

Bedroom 3 10'0" x 6'8"



Double glazed window to rear and radiator.

Bedroom 4 10'0" x 9'0"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, part tiled walls, radiator and double glazed window.

First Floor Landing

Double glazed window to front.

Bedroom 1 12'1" x 10'8"



Double glazed window to front, radiator and door to en-suite.

En-Suite



Low level WC, pedestal washbasin step in shower cubicle with mains shower, radiator and double glazed window.

Bedroom 2 16'3" x 8'10"



Double glazed window to front and radiator.

Outside



Garden with a driveway to the front and access to integral garage. To the rear there is a lawned garden with a small patio area.

Council Tax Band

The Council Tax Band is Band D.

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.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

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MAIN ROOMS AND DIMENSIONS

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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