









An extended and beautifully presented larger style three bedroom semi-detached house with a fabulous kitchen/diner, occupying a delightful cul-de-sac position within this sought after residential area. Internally the immaculate accommodation includes an entrance porch, reception hall with a cloakroom/wc. There is an open plan lounge / diner, enjoying a dual aspect with French doors onto a balcony, an impressive kitchen / diner fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. To the first floor there are three very well-proportioned bedrooms and a superb modern family bathroom/wc. The property benefits from gas central heating to radiators and double glazing. Externally there are attractive, well-maintained gardens to the front and rear, a driveway and an attached garage. Ideally located close to many local amenities, shops and schools as well as offering excellent transport links to surrounding areas. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Inner door leading through to

Hall



Radiator and staircase to half landing.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator and double glazed window.

Lounge/Diner 23'0" x 11'7" narrowing to 9'4"



Double glazed French door leading out onto a delightful balcony area, double glazed window to rear, two radiators and feature fireplace.

Dining Kitchen 14'0" x 7'10" plus 11'8" x 9'11"



A fabulous contemporary kitchen fitted with a range of wall and base units with luxury work surfaces over incorporating a sink unit, integrated appliances include a Bosch double oven, a warming drawer, Bosch microwave, fridge freezer, dishwasher and washing machine, induction hob, two tall feature radiators, double glazed French doors leading out to rear garden and double glazed windows to both side and rear.

First Floor Landing



Double glazed window to half landing.

Bedroom 1 11'1" x 9'10" not including wardrobes



Double glazed window to front, radiator and fitted wardrobes.

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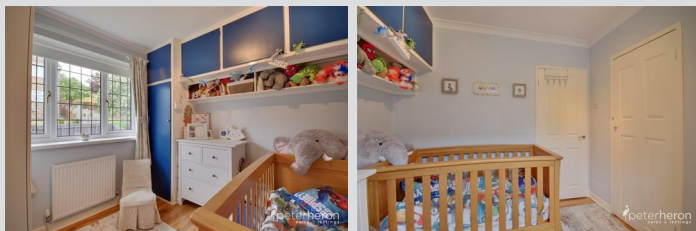
MAIN ROOMS AND DIMENSIONS

Bedroom 2 11'8" x 9'9" extending to 11'11" max inc recess



Double glazed window to rear and radiator.

Bedroom 3 8'8" x 8'7" max inc fitted furniture



Double glazed window to rear, radiator, built in cupboard and fitted cupboard and wardrobe.

Bathroom



Contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and panel bath with mains shower over, attractive tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



There are delightful gardens to both the front and rear, driveway and attached GARAGE.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

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

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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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

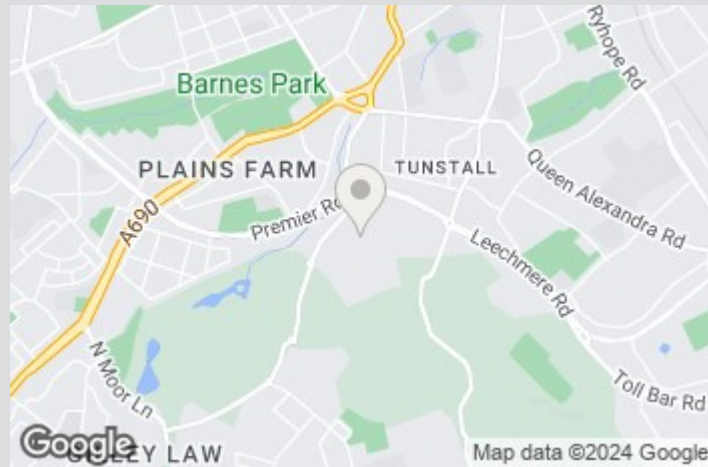
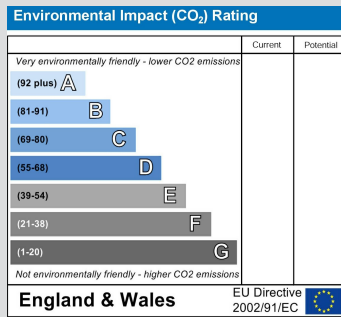
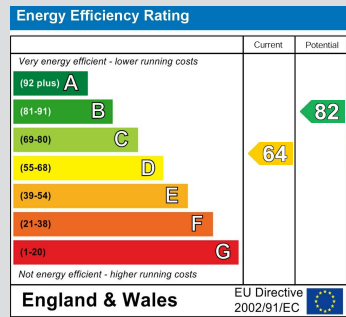
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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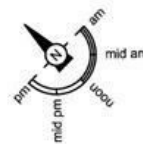
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Ground Floor
Approximate Floor Area
(60.58 sq.m)



First Floor
Approximate Floor Area
(45.62 sq.m)



5 Mickleton Gardens