

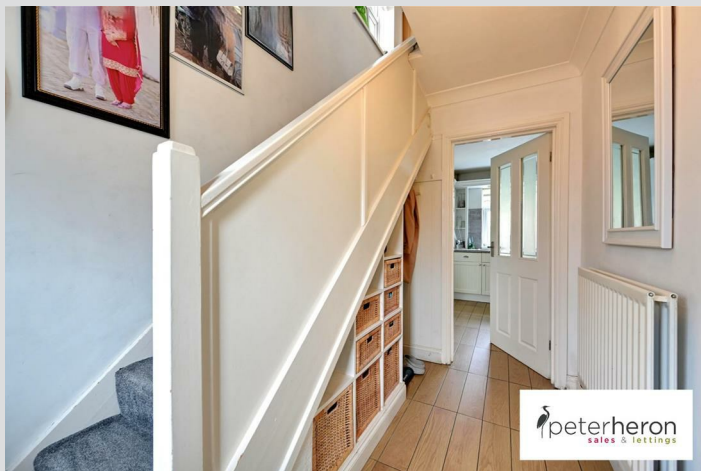
A superb three bedroom semi-detached house, featuring a garage and the benefit of two shower rooms, situated on the ever popular Hylton Road. Internally on the ground floor there is a hall with staircase to the first floor, lounge to the front and to the rear a modern breakfasting kitchen, opening through to a dining area. From the kitchen there is access to a lobby with doors leading out to the rear garden, garage and the ground floor wet room/wc, with under floor electric heating. To the first floor there are three bedrooms and a shower room/wc. Externally there are attractive gardens to the front and rear, along with an attached garage. This convenient location is close to a range of local amenities, shops and schools and provides excellent transport connections to the A19, Doxford International Business Park, Nissan and to Sunderland City Centre. Early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door.

Entrance Hall



Tiled floor, staircase to the first floor and double glazed window.

Lounge 10'0" x 11'9"



Double glazed bay window to the front, radiator and attractive feature fireplace.

Breakfasting Kitchen 12'6" x 10'0"



Fitted with a range of wall and base units with work surfaces over incorporating a breakfast bar and a sink and drainer unit, integrated appliances include an oven and hob along with a washing machine, fridge and a freezer. Tiled floor, double glazed window to the rear and a built in cupboard providing storage space and also housing the boiler. Door to the lobby and the kitchen opens through into the dining area.

Dining Area 8'11" x 8'2"



Double glazed window to the rear and radiator.

Lobby

Double glazed door to the rear garden, internal door to the garage and a door to the wet room.

Wet Room



Low level WC, wash hand basin set into vanity unit, wet area with an electric shower. Double glazed window and electric under floor heating.

First Floor Landing

Double glazed window to the side and doors leading off to the three bedrooms and shower room.

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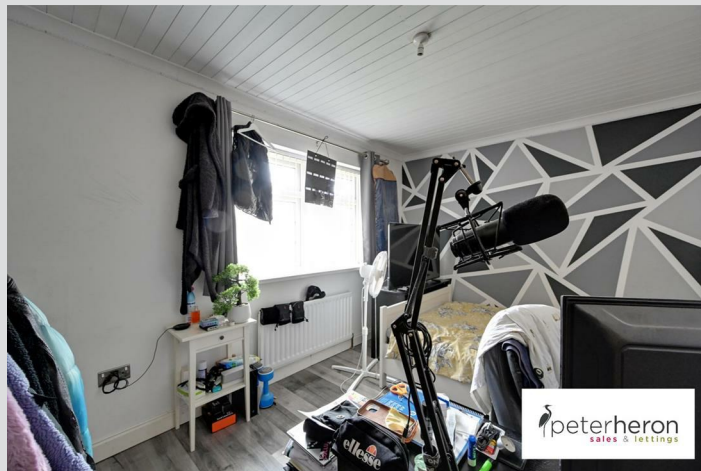
MAIN ROOMS AND DIMENSIONS

Bedroom 1 13'3" x 9'4"



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

Bedroom 2 10'0" x 9'8"



Double glazed window to the front and radiator.

Bedroom 3 7'8" x 7'7" not inc recess



Double glazed window to the front, radiator and built in cupboard.

Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit and a step in shower cubicle with an electric shower, radiator and 2x double glazed windows.

Outside



Low maintenance garden to the front with block paved areas and gravel, along with planted shrubs, to the rear and a delightful garden with decked and graveled areas with hedge boundaries.

Garage 14'9" x 9'1"

Attached garage with roller shutter access door and there is also an internal door to the lobby.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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MAIN ROOMS AND DIMENSIONS

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Sea Road Viewings

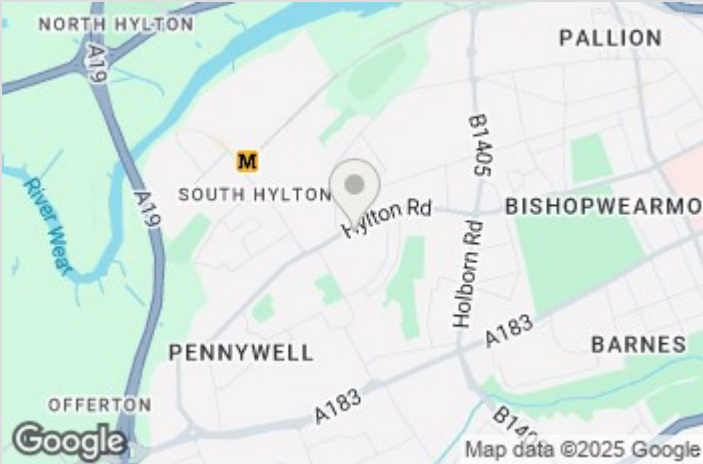
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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		
England & Wales	EU Directive 2002/91/EC	

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