









A beautifully presented three bedroom detached house with a stylish interior, occupying a delightful position within this popular development. Internally the immaculate accommodation includes an entrance lobby, an attractive lounge and a dining room that provides access to a superb garden room and a superb kitchen. The kitchen is fitted with an excellent range of contemporary units and opens through to a utility area, with matching fitted units. Completing the ground floor is a cloakroom/wc. To the first floor there is a master bedroom with an en-suite shower room/wc, two further well-proportioned bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear an attractive garden with a lawn and a decked area. Features of the property includes central heating to radiators, double glazed windows and an EV charge point. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. Early viewing is essential to appreciate this wonderful home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via a composite entrance door to

Entrance Lobby

There is a radiator and door leading through to the lounge.

Lounge 14'2" x 11'6"



This superb room has a double glazed window to the front, radiator, a door connecting through to the dining room.

Dining Room 11'3" x 9'6" not inc staircase area



With a radiator, double glazed door to the garden room, staircase to the first floor and a door to the kitchen.

Garden Room 10'9" x 9'6"



This delightful room has a double glazed French door leading out into the rear garden, double glazed windows and a tiled floor.

Kitchen 10'11" x 8'8"



Fitted with an excellent range of contemporary wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include a Bosh oven and Bosch hob, space has been provided for the inclusion of a fridge freezer, there is a radiator, double glazed window to the rear, tiled floor, the central heating boiler is concealed behind a matching unit, the room opens into the utility area.

Utility Area 4'8" x 6'4"



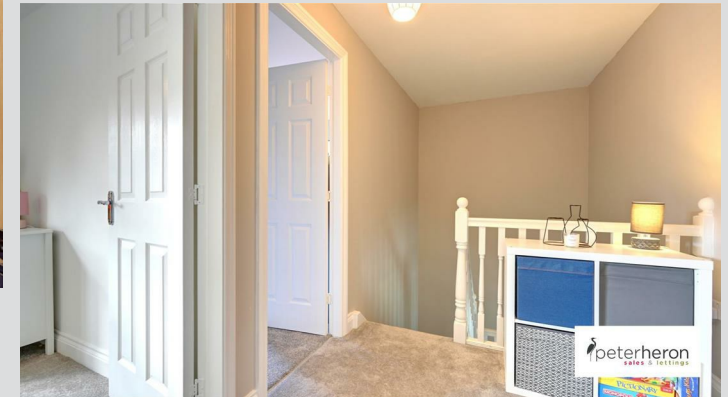
With fitted matching kitchen units and a work surface with space for a washing machine, there is a tiled floor, door to the side of the property and a door to the cloakroom/WC.

Cloakroom/WC



Low level WC, pedestal wash hand basin, radiator, tiled floor, part tiled walls.

First Floor Landing



With a built in cupboard and doors leading off to the three bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'3" not inc robes x 9'0"



Double glazed window to the rear, radiator, built in wardrobe and a door to the en suite.

En Suite



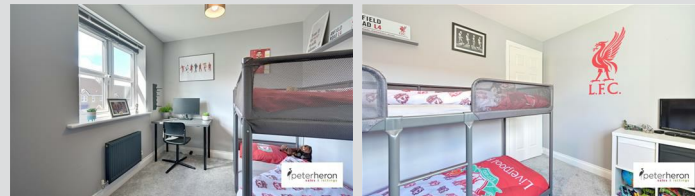
Low level WC, pedestal wash hand basin, step in shower cubicle with mains fed shower, tiled floor, part tiled walls, radiator and double glazed window.

Bedroom 2 10'1" x 9'4"



Double glazed window to the front, radiator.

Bedroom 3 10'2" x 8'0"



Double glazed window to the front and a radiator.

Bathroom



Low level WC, pedestal wash hand basin and panel bath with shower attachment, tiled floor, part tiled walls and a radiator.

Outside



To the front of the property there is a garden with a driveway providing off street parking, there is a integral single garage and to the rear is an attractive garden laid mainly to lawn with a decked area and planting, the property also benefits from an electric vehicle charging point.

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 C

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

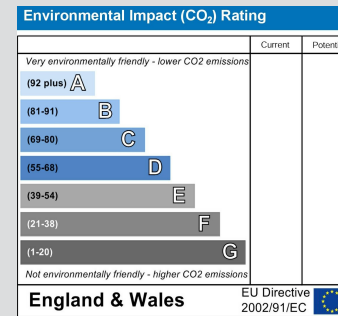
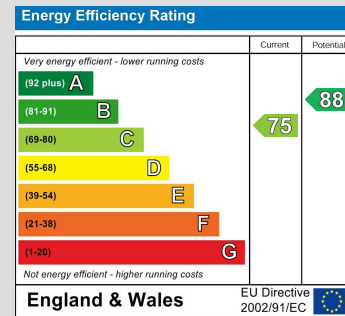
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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