









A beautifully presented two bedroom semi-detached house with an impressive, contemporary interior within this attractive modern development. The immaculate accommodation includes a hall with a cloakroom/wc and staircase to the first floor. There is a lounge that opens through to a fabulous dining kitchen, fitted with an excellent range of units and integrated appliances, as well as French doors leading out to the rear garden. On the first floor there are two double bedrooms, both with fitted wardrobes and a modern bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and to the rear a wonderful, low maintenance, landscaped garden. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland Royal Hospital, Doxford International Business Park and excellent road connections including the A690 and A19. Viewing is highly recommended to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via an entrance door to

### Entrance Hallway



There is a staircase to the first floor, a radiator and doors leading off to the cloakroom/WC and lounge.

### Cloakroom/WC



With a low level WC and mini wash hand basin, there is a radiator and a tiled floor.

### Lounge 12'2" x 10'0"



Double glazed window to the front, a radiator and the room opens through into the kitchen/diner.

### Kitchen/Diner 16'7" x 8'0"



Fitted with an impressive range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an electric oven, an induction hob, fridge, a freezer and a washing machine. There is a radiator, a double glazed window to the rear, double glazed French doors leading out to the rear garden and there is a boiler concealed behind a matching fronted kitchen unit

### First Floor Landing

With a loft access hatch and doors leading off to the two bedrooms and bathroom.

### Bedroom 1 11'5" x 9'11"



Double glazed French door to the front with a Juliet balcony, a radiator and fitted sliding door wardrobes.

### Bedroom 2 10'5" x 7'9" not inc robes



With a tall double glazed window to the rear, a radiator and fitted sliding door wardrobes.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

# MAIN ROOMS AND DIMENSIONS

## Bathroom



Contemporary suite with low level WC, pedestal wash hand basin and bath with overhead shower - white suite, part tiled walls, tiled floor and a double glazed window.

## Outside



To the front of the property there is a low maintenance garden with artificial grass and a driveway providing off street parking, whilst to the rear there is a delightful landscaped low maintenance garden with artificial grass, a patio area and an excellent summer house.

## 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 B.

## 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 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 £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

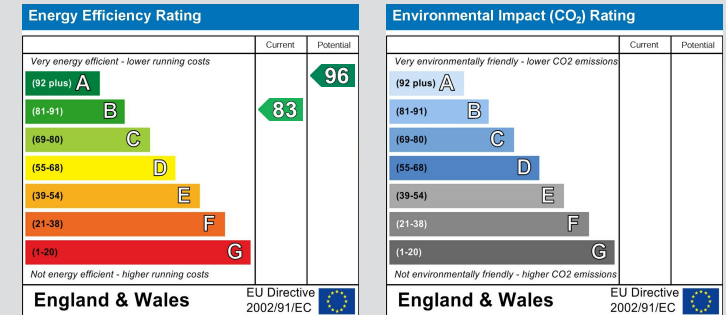
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

