









This beautifully presented larger style semi-detached home provides an impressive standard of accommodation within this popular location. Internally the stylish interior briefly comprises of a hallway and then an open plan lounge, dining room and modern fitted kitchen. There are French doors in the dining area leading out to the rear garden and the kitchen is fitted with an excellent range of units and a breakfast bar. To the first floor there are two double bedrooms and a contemporary bathroom/wc. Externally there is a garden to the front and a delightful garden to the rear with a lawn and patio area. Providing an ideal location with convenient access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. We highly advise viewing to appreciate the superb standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Stairs to first floor with storage under.

Lounge 12'4" x 7'10"



Double glazed bay window to front and double radiator. Open plan into dining room.

Dining Room 7'11" x 7'1"



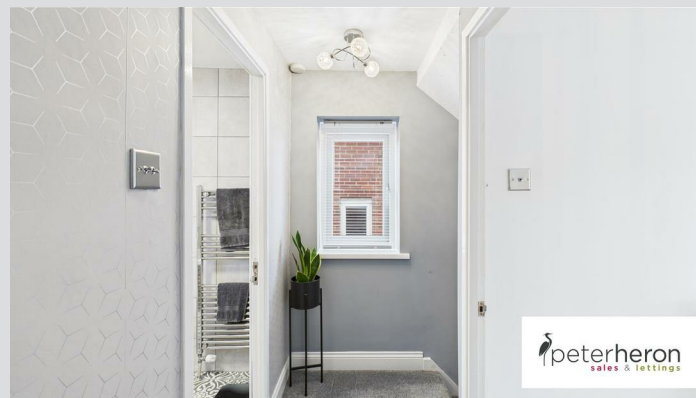
UPVC double glazed French door to rear and radiator. Open plan into kitchen.

Kitchen 9'2" x 8'7"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, induction hob and cooker. Space for washing machine, dishwasher and fridge freezer. Double glazed window to rear.

First Floor Landing



Double glazed window and access point to loft.

Bedroom 1 12'11" x 10'3"



Double glazed window to front, double radiator and storage cupboard.

Bedroom 2 11'1" x 10'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC and vanity washbasin, and bath with waterfall shower over, chrome heated towel rail, LED mirror and double glazed window.

Outside



Delightful garden to the rear with decked seating area and lawned area with gate access. Outhouse.

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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Fawcett Street Viewings

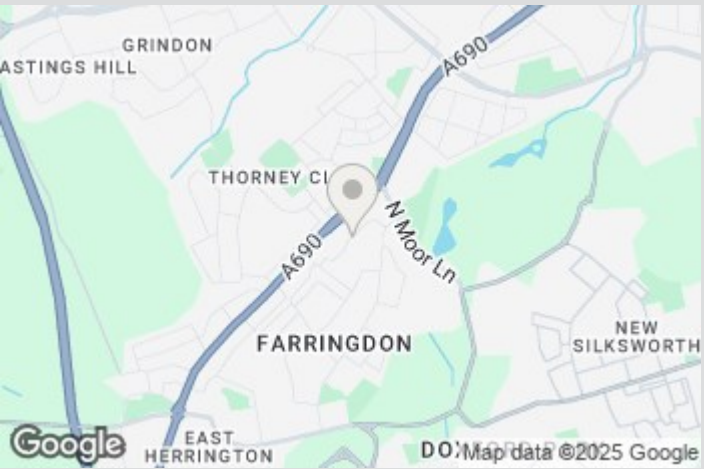
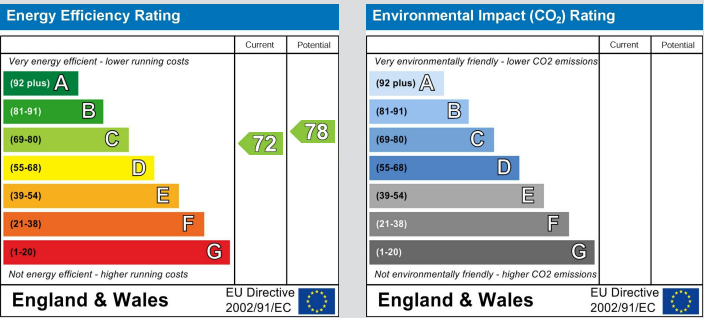
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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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Approximate total area⁽¹⁾

68.6 m²

Balconies and terraces

33.5 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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