









This delightful three bedrooomed modern end link villa with substantial gardens to the side and rear occupies a lovely corner plot which is sure to impress all when viewing. Internally the property features a reception hall, lounge, dining room, kitchen, two first floor bedrooms and a bathroom with the third bedroom located at second floor level. With gardens to the front and substantial lawned gardens to the side and rear, the property also has an impressive patio area. Well placed for the A19 and all major road links through to the City centre, the property is ideal for access to Nissan and Doxford International Business Park. Early viewings are highly recommended, offered with no onward chain.

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Reception Hall

Laminate flooring, turned staircase, single radiator.

Lounge 10'10" x 15'00"

Into UPVC double glazed bay window, coved corning, double radiator. Opening through to

Dining Area 10'00" x 9'06"

UPVC double patio doors to rear elevation, single radiator, coved corning.

Kitchen 7'04" x 10'06"

Wall and floor cupboards with working surfaces incorporating with single drainer sink unit, gas hob, electric oven, extractor unit, plumbing for washer, under bench integrated fridge and freezer, wall mounted gas combination boiler serving hot water and radiators set concealed within cupboard.

First Floor Landing

UPVC double glazed window to front elevation.

Bedroom 1 (Front) 9'04" x 11'02"

UPVC double glazed window, double radiator and coved corning to ceiling.

Bedroom 2 (front) 14'0" x 9'04"

UPVC double glazed window, single radiator and coved corning into ceiling.

Bathroom

Low level WC, wash handbasin and bath with overhead shower - white suite with tiled splash backs, single radiator, UPVC double glazed window.

Second Floor Landing

Bedroom 3 11'08" x 13'0"

T falls ceiling, velux windows to front and rear aspects, single radiator.

Outside



Enclosed garden to front, generous lawned gardens to the side and rear.

Important Notice

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. 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

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.

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 prior to exchange of Contracts.

Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 707 0061 or book viewing online at peterheron.co.uk

Opening Times

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

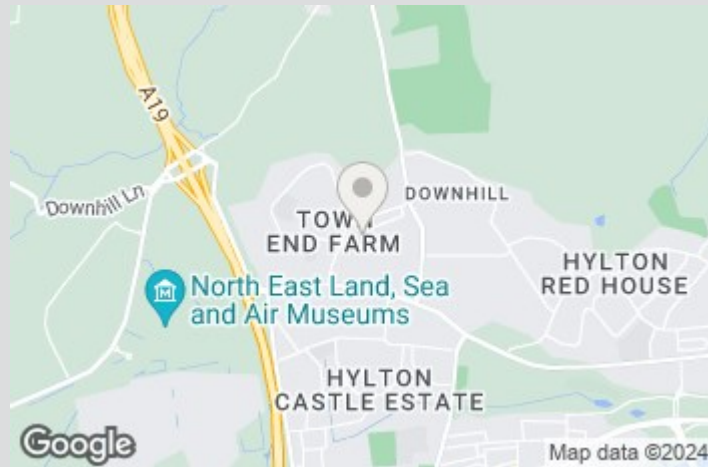
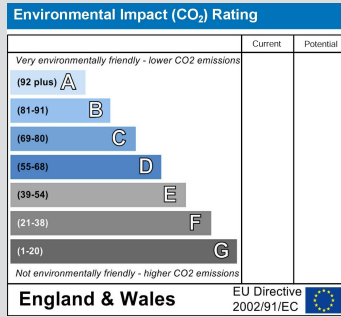
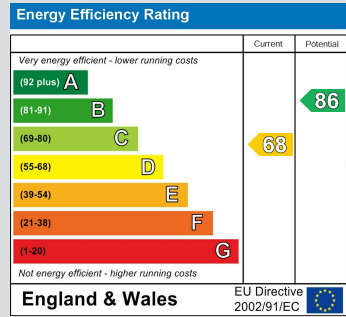
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Visit www.peterheron.co.uk 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

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