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Charter Drive, East Herrington, Sunderland

£225,000













A beautifully presented three bedroom semi-detached, occupying a superb position on Charter Drive within this sought-after area of East Herrington. Internally the immaculate accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge through dining room, conservatory and an impressive contemporary kitchen that connects through to a versatile breakfast area. To the first floor there are three bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a generous driveway, an attached single garage, a side access and a wonderful garden to the rear.

This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly advise early viewing.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to the entrance porch.

## Entrance Porch

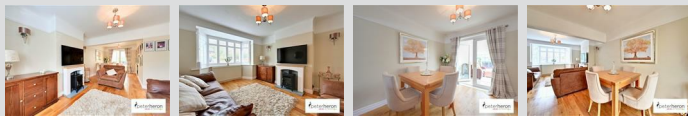
Double glazed windows and an inner Composite door connecting through to the hall.

## Hallway



Radiator, staircase to the first floor and doors leading off to the lounge/diner and to the kitchen.

## Lounge Through Diner 24'11" into bay x 11'9" into alcove narrowing to 8



This spacious room has a double glazed bay window to the front, two radiators and there is access through to the conservatory.

## Conservatory 12'1" x 9'4"



Double glazed French doors leading out to the rear garden, there are double glazed windows providing a pleasant aspect over the garden, and there is a radiator.

## Kitchen 10'10" max x 9'5"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating a sink and drainer unit, integrated appliances include an oven and hob, a fridge and a dishwasher, there is a double glazed window to the rear, tiled floor, radiator, pantry and the room opens through to the breakfasting area.

## Breakfasting Area 9'10" x 7'4"



Versatile space with a tiled floor, double glazed door to the rear garden, double glazed windows to both the side and rear, a radiator, space for a washing machine and there is a door to the garage.

## First Floor Landing



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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 14'5" into bay x 8'7" not inc robes



Double glazed bay window to the front, radiator and fitted wardrobes.

## Bedroom 2 11'0" x 10'11"



Double glazed window to the rear and a radiator.

## Bedroom 3 8'2" max x 7'2"



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

## Family Bathroom



Modern suite with low level WC, wash hand basin set into vanity unit and a P shaped panel bath with mains fed shower over, there is a ladder style radiator, two double glazed windows and tiled walls.

## Outside



To the front of the property there is an attractive garden with a driveway providing off street parking and access to the attached single garage, there is useful side access and to the rear is a delightful garden with a lawn, patio and established planting.

## Tenure FH

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

## Council TaxBand

The Council Tax is Band C.

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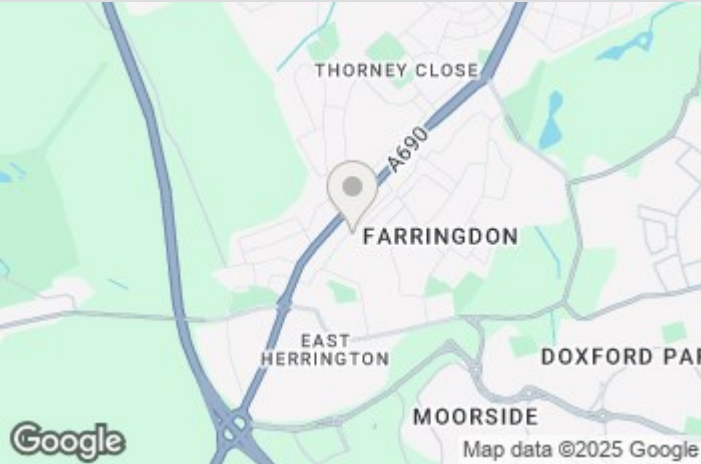
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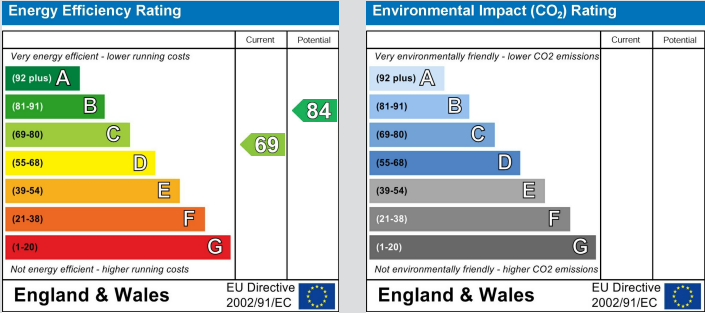
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**Viewings Fst**  
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

**Opening Times**  
Monday - Friday 9.00am to 5.00pm  
Saturday 9.00am to 12noon

**Ombudsman**  
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