









An impressive Freehold four bedroom, double fronted detached house with a generous rear garden, situated within this sought after development. Internally the immaculate accommodation is accessed via a hall with a staircase to the first floor and a cloakroom/wc. There is a lounge, enjoying a dual aspect and a generous dining kitchen, again featuring a dual aspect. Completing the ground floor is a useful utility. On the first floor there is an impressive main bedroom with an en-suite shower room/wc, three further well-proportioned bedrooms and a family shower room/wc. Externally there is a garden to the front with a long driveway providing off street parking, a single garage and to the rear, a wonderful garden with lawned areas, decking and established planting. This popular development is well placed for access to local amenities, shops and schools and excellent transport connections to Sunderland City Centre and surrounding areas. Available with no upper chain involved, we highly recommend arranging a viewing to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Hall



Staircase to first floor and radiator.

## Cloakroom/WC



Low level WC and mini washbasin, radiator.

## Lounge 20'4" into bay x 11'6" into alcove



Enjoying a dual aspect with double glazed bay window to front and double glazed door to the rear, feature fireplace with living flame effect gas fire and two radiators.

## Dining Kitchen and Family Area 27'3" x 9'0" extending to 9'8"



Fitted with an excellent range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for dishwasher, double glazed bay window to front, double glazed windows to rear and side, two radiators, built in cupboard and attractive wood flooring.

## Utility 6'0" x 5'1"



Fitted base unit with work surface over incorporating sink and drainer unit, space for fridge freezer and washing machine, radiator, double glazed window to side and double glazed door to rear garden.

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

## First Floor Landing



Feature double glazed window to rear.

## Bedroom 1 10'6" x 9'8"



Double glazed window to rear, radiator, built in wardrobes and door to en-suite.

## En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, radiator and double glazed window.

## Bedroom 2 9'11" x 9'7"



Double glazed window to rear, radiator and built in wardrobes.

## Bedroom 3 9'5" x 8'4"



Double glazed window to front and radiator.

## Bedroom 4 11'6" x 7'2"



Double glazed window to front and radiator.

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



Low level WC, pedestal washbasin and panel bath, part tiled walls, radiator and double glazed window.

## Outside



To the front of the property there is a hedged boundary with a lawned garden and long driveway providing off street parking and access to garage. Useful side access gate leading through to the generous rear garden which has been landscaped to incorporate lawn area, decked and established planting.

## Garage 17'8" x 9'3"

Access via a main up and over access door.

## Council Tax Band

The Council Tax Band is Band D.

## 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

## Important Notice - Particulars

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 £300.00 by Movewithus Ltd.

## Ombudsman Fst

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

## Opening Times

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

## Tenure Freehold

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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

