









A stunning three bedroom detached house with an immaculate and stylish interior, situated within this popular development. Internally the impressive accommodation includes an entrance lobby, an attractive lounge that opens through to a dining room and a fabulous, contemporary fitted kitchen. Completing the ground floor is a cloakroom/wc. To the first floor there are three excellent bedrooms and a modern family bathroom/wc. Externally there is a garden to the front with a driveway, an integral garage and to the rear a wonderful, landscaped garden with a lawn, patio, decked area and a superb summer house. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with South Hylton Metro Station and links to major road networks including the A19. Early viewing is highly recommend to appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via composite entrance door to

Entrance Lobby

There is a radiator and an inner door connecting through to the lounge.

Lounge 13'11" x 11'5"



This attractive room has a double glazed window to the front, radiator and opens through into the dining room.

Dining Room 11'3" x 9'6" not inc staircase extending to 12'1"



Double glazed door leading out onto the rear decked area, there is a radiator, staircase to the first floor and a door connecting through to the kitchen.

Breakfasting Kitchen 18'4" max x 8'10" narrowing to 5'6"



An impressive kitchen fitted with a range of contemporary wall and base units with work surfaces over, incorporating a breakfast bar and a sink and drainer unit, integrated

appliances include an electric oven, induction hob, fridge, freezer, space has been provided for the inclusion of a washing machine, there is a double glazed window to the rear, door to the side of the property and a door to the cloakroom/WC.

Cloakroom/WC



Low level WC, pedestal wash hand basin and a radiator.

First Floor Landing



This spacious landing has a built in storage cupboard and doors connecting off to the three bedrooms and bathroom.

Bedroom 1 19'4" x 9'1" narrowing to 7'4"



This spacious room has two double glazed windows to the rear, a radiator, originally this room had an en suite shower room but was removed to create a much larger bedroom, however we have been advised by the vendor that the plumbing is still in situ if a new owner wished to reinstate.

Bedroom 2 10'1" x 9'7"



Double glazed window to the front and a radiator.

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

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'2" x 7'9"



Double glazed window to the front and a radiator.

Bathroom



Stunning contemporary bathroom with a low level WC with concealed cistern, wash hand basin set into vanity unit and a panel bath with a mains fed shower over, there is a chrome ladder style radiator, part tiled walls and a double glazed window.

Outside



To the front of the property there is a delightful garden with a driveway providing off street parking and access to the

integral garage, there is a useful side access and to the rear there is a beautiful landscaped garden with a lawn, decked area and a patio, the garden also features a fabulous summer house providing a great versatile space for relaxing entertaining.

Council Tax Band

The Council Tax Band is Band C

Tenure Freehold

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

Important Notice Part 1

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. 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 £179.00 by Movewithus Ltd. 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 Part 2

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.

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

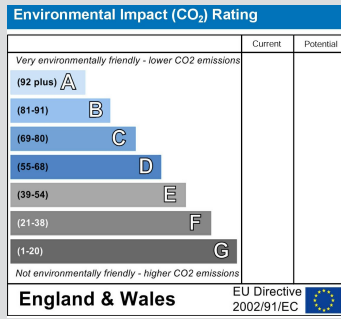
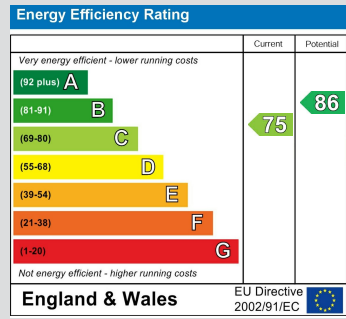
Ombudsman

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

Visit www.peterheron.co.uk 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



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

