









This stunning three bedroom semi-detached home has been extensively upgraded and remodelled to an exceptional standard. Internally the stylish and beautifully appointed accommodation is accessed via a hall with a staircase to the first floor. There is a fabulous open living area and kitchen with bi-folding doors to the rear, the kitchen is fitted with an excellent range of contemporary units, a feature island with breakfast bar and a section of integrated appliances. On the first floor there are three bedrooms and an impressive, modern shower room/wc. Benefits of the property includes double glazed windows, gas central heating to radiators, driveway and a landscaped, low maintenance garden to the rear. This popular location is ideally placed for local amenities as well as offering excellent connections to Sunderland Royal Hospital, Sunderland City Centre and major road connections. We highly advise viewing to appreciate the quality of accommodation this superb home has to offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to hall.

Entrance Hall



Tall radiator, staircase to first floor and glazed door leading through to open plan living area and kitchen.

Open Plan Living Area & Kitchen 25'5" x 13'6" max narrowing to 6'9" min



This superb open plan area incorporates living area and kitchen. Bi-folding doors leading out to rear garden, large double glazed window to rear and a double glazed window to front. Tall radiator.

Kitchen



Fitted with an excellent range of contemporary units with

work surface over incorporating sink unit, integrated appliances include electric oven, induction hob, microwave, fridge freezer, washing machine and slimline dishwasher, feature island with breakfast bar.

First Floor Landing



Built in cupboard.

Bedroom 1 10'7" not inc fitted robes x 9'3"



Two double glazed windows to front, radiator and fitted sliding door wardrobes.

Bedroom 2 10'3" x 6'5"



Double glazed window to rear and radiator.

Bedroom 3 7'1" x 6'9"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Contemporary suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower, feature ladder style radiator and double glazed window.

Outside



There is a block paved driveway to the front providing off street parking, small garden with artificial grass and double gates providing access to the side of the property. To the rear a delightful landscaped garden with artificial grass, decked area and a superb summerhouse.

Council Tax Band

The Council Tax Band is Band B.

Tenure Freehold

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

Important Notice - Particulars

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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.

Fawcett Street Viewings

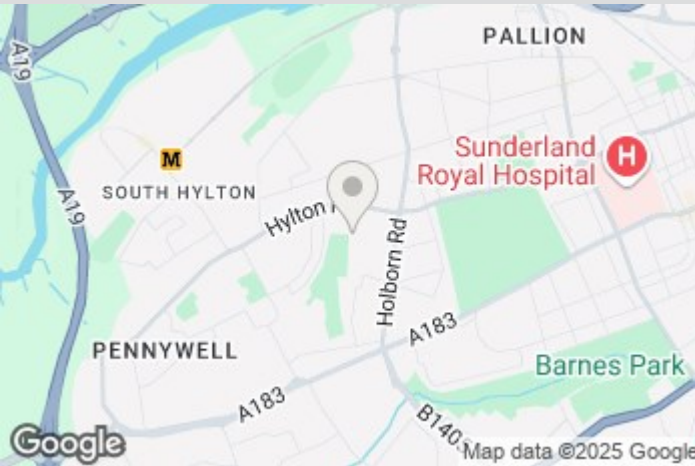
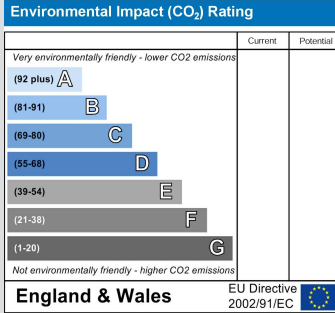
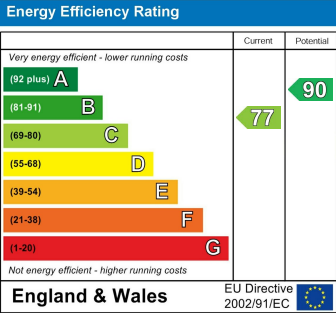
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



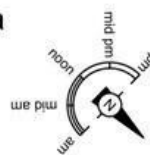
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Ground Floor
Approximate Floor Area
(32.15 sq.m)

First Floor
Approximate Floor Area
(32.15 sq.m)



85 Halesworth Drive