



Capella Way, Potters Hill, Sunderland

Offers over £209,950







Situated within this popular and modern development known as The Meadows, is this immaculately presented three bedroom townhouse. The property provides a turnkey standard of accommodation, accessed via a reception hall with a cloakroom/wc and staircase to the first floor. There is a fabulous lounge, featuring a vaulted ceiling with Velux windows and French doors to the rear garden that is open plan with a stylish kitchen / diner. On the first floor there are two well-proportioned bedrooms and a family bathroom/wc whilst to the top floor is a master bedroom with a dressing area and en-suite shower room/wc. Externally there is a landscaped garden to the rear with patio area and a driveway to the side of the property. This location is ideally placed for local amenities, shops and schools as well as offering excellent links to major road connections including the A19. We highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



Tiled floor and staircase to first floor.

Cloakroom/WC



Low level WC with concealed cistern and mini washbasin set into vanity unit.

Lounge 13'11" x 13'3"



Double glazed French door to rear, two Velux windows providing additional natural light, radiator and the room is open plan with the kitchen/diner.

Kitchen/Diner 16'10" x 6'9" extending to 10'2"



Fitted with a range of contemporary units with work surfaces

over incorporating sink and drainer unit, integrated appliances include oven, hob, fridge freezer and dishwasher, useful utility cupboard, plumbing for washing machine, tiled floor and radiator.

First Floor Landing

Radiator.

Bedroom 2 13'10" x 8'8"



Double glazed window to rear and radiator.

Bedroom 3 9'4" x 6'11"



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Contemporary suite with low level WC with concealed cistern, washbasin and panel bath, tiled floor, part tiled walls, radiator and double glazed window.

Entrance to Master Suite



Double glazed window to front and radiator. Staircase leading to top flooring.

Top Floor - Master Bedroom 11'5" x 10'4"



Approximate measurements as sloping ceiling. Double glazed window to front, radiator and the room opens through into dressing area.

Dressing Area



Radiator and door to en-suite.

En-Suite



Low level WC with concealed cistern, washbasin and walk in shower with mains shower, radiator, tiled floor, part tiled walls and skylight window.

Outside



Driveway providing off street parking and to the rear an attractive garden laid mainly to lawn.

Council Tax Band

The Council Tax Band is TBC.

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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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

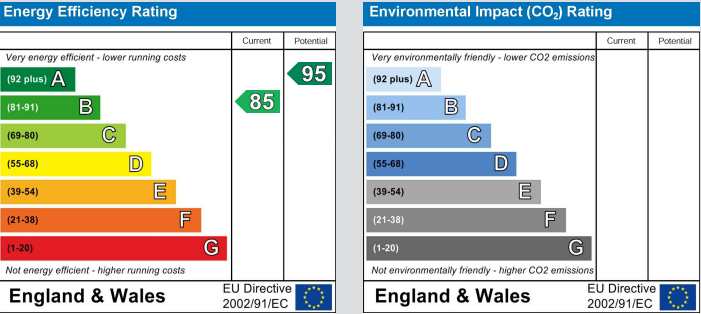
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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