

This stunning four bedroom detached house, providing an exceptional standard of accommodation, along with a beautiful, landscaped rear garden. Internally the stylish interior, includes a hall with staircase to the first floor, lounge to the front and a fabulous 19ft kitchen / diner to the rear with French doors to the garden. There is a useful utility and a cloakroom/wc, completing the ground floor accommodation. On the first floor there is a modern family bathroom/wc and four bedrooms, one with an en-suite shower room/wc. Externally there is a driveway to the front with an integral garage and to the rear a generous, low maintenance landscaped garden with artificial grass and a decked area. The property occupies a pleasant, cul-de-sac position within this attractive development, ideally placed for local amenities, shops and schools, as well as being within easy access of Sunderland City Centre and transport connections. We highly recommend arranging a viewing to appreciate the impressive standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Hall



Radiator and stairs to first floor with storage under.

Lounge 16'6" x 9'7"



Double glazed window to front and double radiator.

Ground Floor WC



Low level WC and washbasin, radiator.

Kitchen/Diner 19'7" x 8'9"



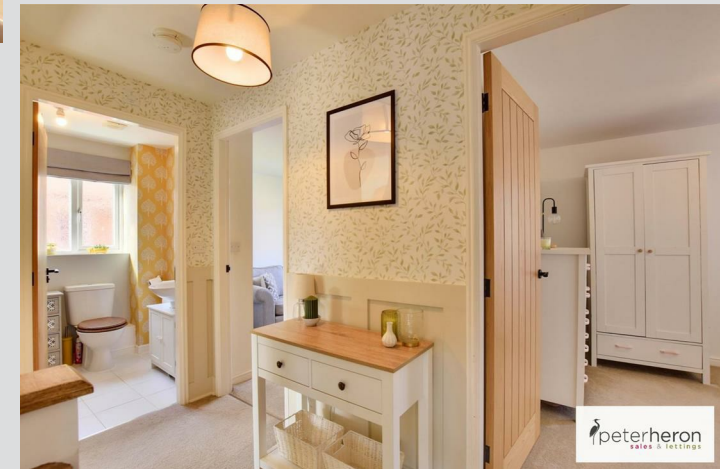
Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Integrated oven, hob and cooker hood. Space provided for a fridge freezer and dishwasher. Pantry cupboard, radiator, double glazed window and UPVC French patio doors to rear. Door to utility.

Utility 7'6" x 5'2"



Wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer with mixer tap. Space for washing machine and dryer. Radiator.

First Floor Landing



Access hatch to loft and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'9" x 11'7"



Two double glazed windows to front, radiator and built in wardrobes. Door to en suite.

En-Suite



Low level WC, washbasin and walk in shower cubicle, and radiator.

Bedroom 2 12'11" x 9'1"



Double glazed window to rear and radiator.

Bedroom 3 12'0" x 8'3"



Double glazed window to rear and radiator.

Bedroom 4 8'11" x 8'9"



Double glazed window to front and radiator.

Bathroom



Low level WC, washbasin and bath, double glazed window and radiator.

Outside



Attractive front and rear gardens with a gravel driveway to front providing off street parking.

Council Tax Band

The Council Tax Band is Band D.

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

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.

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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

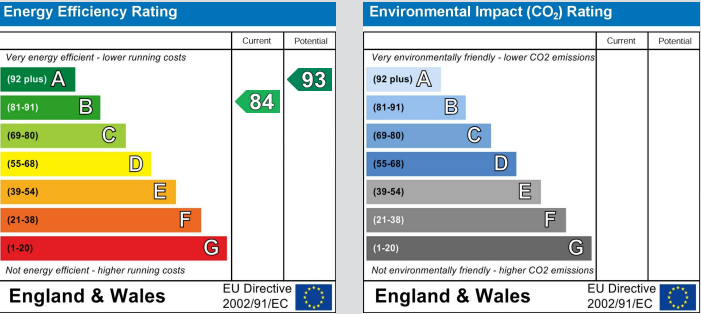
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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