

A fabulous, extended three bedroom semi detached home, occupying a superb position, within the ever popular Hastings Hill. Internally the property comprises of an entrance porch and a spacious lounge that opens through to a dining area. There is a stunning open plan dining kitchen, fitted with an excellent range of modern units and French doors leading out to the rear garden. From the kitchen, there is a useful utility and a cloakroom/wc. On the first floor there are three well-proportioned bedrooms and a contemporary bathroom/wc. Externally there is a generous driveway to the front providing off street parking and to the rear there is a delightful garden with a lawn and patio area. Well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly recommend early viewing to avoid disappointment and appreciate the quality of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Double glazed windows and inner double glazed door to lounge.

Lounge 16'6" into alcove not inc staircase area x 12'5"



Double glazed bow window to front, radiator and feature oak staircase leading to first floor. The room opens through into the dining area.

Dining Area 10'5" x 8'0"

Radiator.

Dining Kitchen 9'11" narrowing to 9'1" x 16'0" plus 11'8" x 8'0"



This impressive dining kitchen is fitted with an excellent range of contemporary units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double electric oven, electric hob and dishwasher, space for American style fridge freezer, two radiators, double glazed window providing pleasant aspect over the rear garden. Velux window providing additional natural light. Door to utility.

Utility 7'8" x 6'0"



Fitted wall and base units with work surface over, space for washing machine and tumble dryer, radiator, double glazed door to rear and door to garage.

Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, radiator.

First Floor Landing

Double glazed bow window to side.

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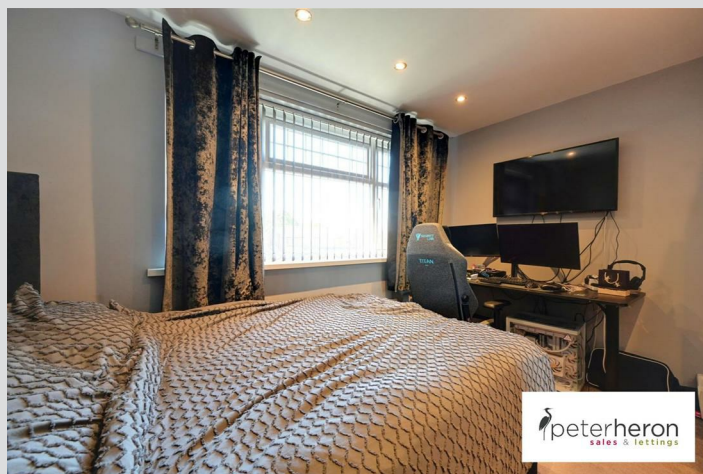
MAIN ROOMS AND DIMENSIONS

Bedroom 1 12'9" x 11'9" max including fitted robes



Double glazed window to front, radiator and fitted wardrobes.

Bedroom 2 11'3" x 8'7"



Double glazed window to rear and radiator.

Bedroom 3 8'0" x 7'4"



Double glazed window to front and radiator.

Bathroom



Superb contemporary suite comprising of a low level WC, washbasin set into vanity unit and P shaped panel bath with

mains shower over, attractive tiled walls, ladder style radiator and double glazed window.

Outside



To the front of the property there is a generous driveway providing off street parking leading to attached garage whilst to the rear there is a superb landscaped garden laid mainly to lawn with paved patio areas. The property also benefits from an EV charger, located at the front of the house.

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.

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MAIN ROOMS AND DIMENSIONS

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Fawcett Street Viewings

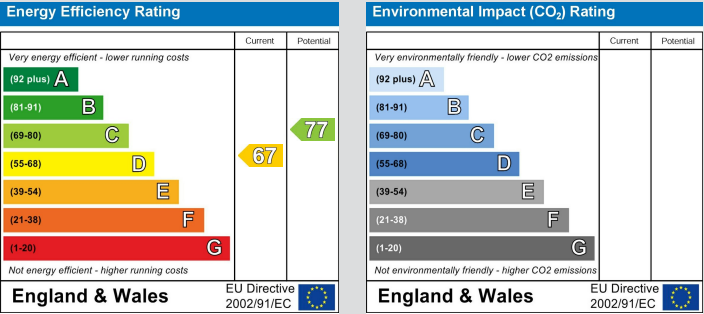
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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