









A most impressive, recently constructed three bedroom Town house, occupying a superb position within this attractive development, known as St. Michael's Way. Internally the immaculately presented accommodation briefly comprises of an entrance lobby, cloakroom/wc, lounge and an fabulous modern kitchen/diner with French doors to the rear garden. On the first floor there are two bedrooms and a contemporary bathroom/wc, whilst to the second floor there is the principle bedroom with a modern en-suite shower room/wc. Externally there is a driveway to the front providing off street parking and delightful garden to the rear. The convenient location of the property is ideal for local amenities as well as offering excellent access to major centres and road connections including the A19. Viewing unreservedly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a composite entrance door into

Entrance Lobby



Radiator and inner wooden door leading to

Lounge 14'6" x 11'11"



Double glazed window to the front elevation, storage cupboard, and double radiator. Door leading to the rear lobby.

Rear Lobby

Stairs to the first floor with doors leading to the downstairs WC and kitchen/diner.

Kitchen/Diner 7'6" x 11'10"



Fitted with a range of wall and base units with worktops over, incorporating a 1.5 bowl sink and drainer with mixer tap. Integrated oven with gas hob and extractor hood, fridge freezer, and dishwasher. Space for a washing machine. Triple radiator, double glazed window, and UPVC French patio doors opening onto the rear garden.

Downstairs WC



Fitted with a low-level WC, wash hand basin, and radiator.

First Floor Landing



Double radiator, stairs continuing to the second floor, and doors leading to

Bedroom 2 8'9" x 11'11"



Double glazed window to the front elevation and radiator.

Bedroom 3 7'11" x 11'11"



Double glazed window to the rear elevation and 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

Bathroom



Fitted with a low level WC, washbasin and bath, radiator.

Second Floor Landing



Storage cupboard and door leading to

Bedroom 1 16'2" x 8'6"



Double glazed window to the front elevation, double radiator, access point to loft, and door leading to the en suite.

En Suite Shower Room



Fitted with a low level WC, washbasin and shower cubicle, skylight window and double radiator.

Outside



Attractive rear garden with lawned and block paved areas, featuring a side gate providing access to the front of the property. Convenient block paved driveway to front providing off street parking.

Tenure FH

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

Council TaxBand

The Council Tax is Band C.

Important Notice

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. 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.

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.

Viewings Fst

To arrange an appointment to view this property contact our Fawcett Street branch on .

Opening Times

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

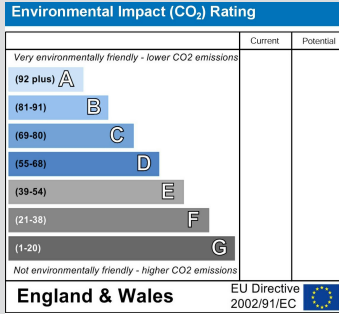
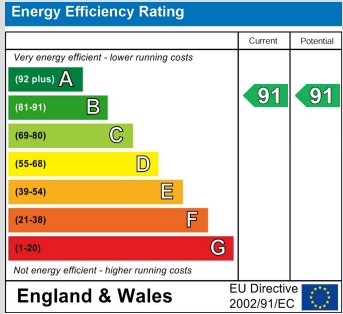
Ombudsman

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

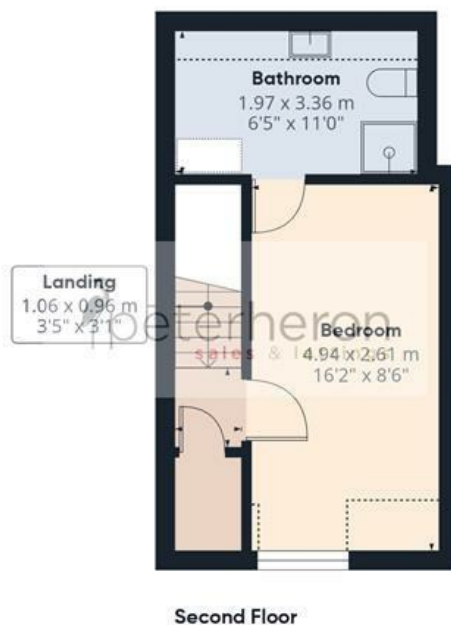
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

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



Approximate total area⁽¹⁾

79.6 m²

857 ft²

Reduced headroom

2.2 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

