

This FREEHOLD extended four bedroom semi-detached provides spacious accommodation and occupies a delightful cul-de-sac position within this attractive development. Internally the well presented accommodation includes an entrance lobby, generous lounge, dining area opening through to a conservatory, a fitted kitchen and a cloakroom/wc. On the first floor there is a master bedroom with en-suite shower room/wc, three further bedrooms and a bathroom/wc. Externally there is a block-paved driveway providing off street parking and to the rear a superb garden. This popular location is ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. With immediate vacant possession and no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Lobby

There is a inner door leading through to the inner lobby.

Inner Lobby

Staircase to the first floor and a door to the lounge.

Lounge 17'0" x 14'1" no inc recess



This spacious room has two double glazed bow windows to the front, three radiators, a feature fireplace and a door a door leading through to the dining area.

Dining Area 11'7" x 7'9"

A radiator, door to the kitchen and the room opens out into the conservatory.

Conservatory 8'11" x 8'0"



Double glazed door to the rear garden, radiator and double glazed window.

Kitchen 12'4" x 9'6"



Wall and base units with work surface over incorporating a 1 1/2 bowl sink and drainer unit, space has been provided for the inclusion of a range style cooker, fridge freezer, dish washer and a washing machine, there is a radiator, double glazed window to the rear and a door to the cloakroom/WC.

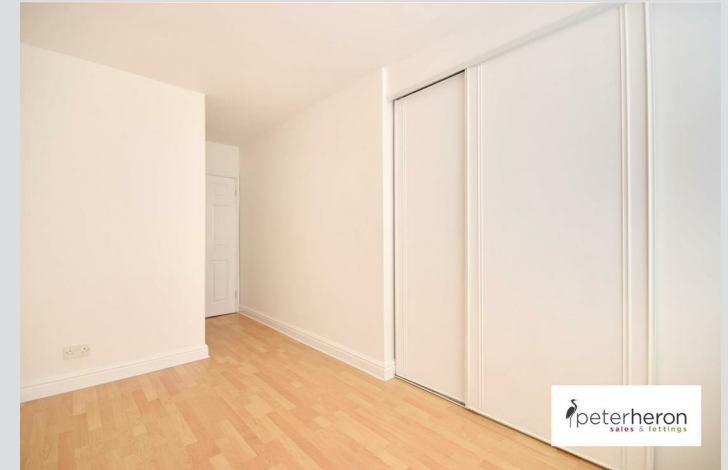
Cloakroom/WC

Low level WC and mini wash hand basin, tiled floor and part tiled walls.

First Floor Landing

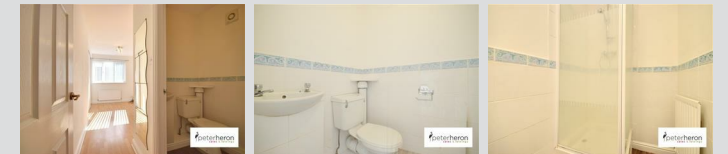
With a radiator and doors to the four bedrooms and bathroom.

Bedroom 1 12'2" no inc emtrance recess x 7'6" no inc fitted



Double glazed windows to the rear, radiator, fitted sliding door wardrobes and door to the en-suite.

En-Suite



Low level WC, wash hand basin and a step in shower cubicle with mains fed shower, there is a radiator, extractor fan and part tiled walls.

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

Bedroom 2 10'5" x 7'6"



Double glazed window to the front and a radiator.

Bedroom 3 9'2" x 8'5" no inc recess



Double glazed window to the front, radiator and built in cupboard.

Bedroom 4 8'6" x 5'9"



Double glazed window to the rear and a radiator.

Bathroom



Low level WC, pedestal wash hand basin, panel bath with shower attachment, radiator, part tiled walls and a double glazed window.

Outside



There is a block paved driveway providing generous off street parking, whilst to the rear there is a substantial low maintenance garden with a patio and artificial grass.

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 Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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

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.

Important Notice Part 2

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.

Fawcett Street Viewings

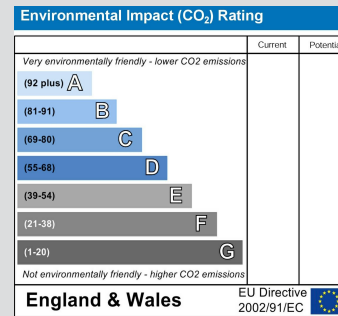
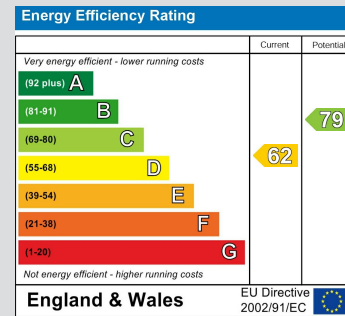
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

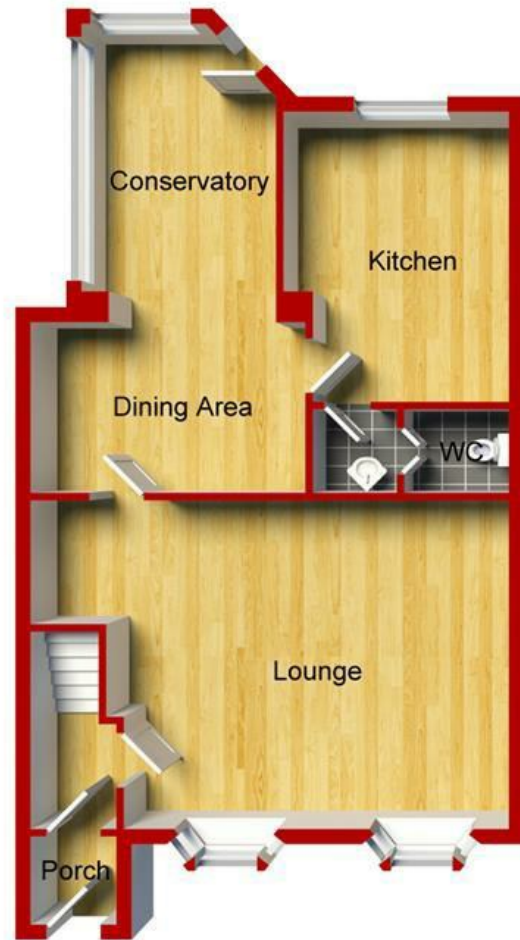
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Visit www.peterheron.co.uk or call 0191 510 3323

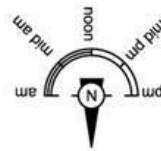
Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(58.00 sq.m)



First Floor
Approximate Floor Area
(51.06 sq.m)



9 Tweed Close