

A beautifully appointed three bedroom detached house, enjoying a superb cul-de-sac position within this popular location. Internally the accommodation includes an entrance lobby, spacious lounge / dining room, a delightful conservatory overlooking the rear garden and a modern breakfasting kitchen. On the first floor there is a superb master bedroom with fitted wardrobes and contemporary en-suite shower room, two further bedrooms and an attractive family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, an integral garage and wonderful, low maintenance garden to the rear with established planted borders. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with links to Sunderland City Centre and major road networks including the A19. With no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a double glazed entrance door.

Entrance Lobby

Radiator, tiled floor and inner part glazed door into the lounge/dining room.

Lounge/Dining Room 23'2" x 10'7"



This spacious room has a double glazed window to the front, 2 radiator's, door to the kitchen, patio style door to the conservatory and staircase to first floor.

Conservatory 7'7" x 7'6"



A delightful conservatory with double glazed French door to the rear, double glazed windows and a radiator.

Breakfasting Kitchen 12'1" x 8'1" extending to 10'9" into recess



An impressive modern kitchen fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Integrated appliances include a Neff electric oven, Neff microwave, Neff electric hob with a Neff extractor hood over and an integrated fridge and freezer. There's a breakfast bar, radiator, double glazed door to the rear garden and space has been provided for the inclusion of a washing machine.

First Floor Landing

With a built in cupboard.

Master Bedroom 11'0" x 9'1"



Double glazed window to the rear, radiator, fitted wardrobes and a door to the en-suite.

En-Suite Shower Room



A contemporary suite comprising of a low level WC, pedestal wash hand basin and a step in shower cubicle with a mains fed shower. There's a chrome ladder style radiator, tiled walls and double glazed window.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'7" x 9'1" maximum including fitted wardrobes



Double glazed window to the front, radiator and fitted wardrobes.

Bedroom 3 9'10" x 8'2"



Double glazed window to the front and a radiator.

Family Bathroom



A modern suite comprising of a low level WC, wash hand basin and bath. There are part tiled walls, radiator and double glazed window.

Outside



There's a garden to the front with a driveway providing off street parking and access to the integral single garage, whilst to the rear there's a delightful landscaped garden with patio area and established planted borders.

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:-

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.

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MAIN ROOMS AND DIMENSIONS

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.

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

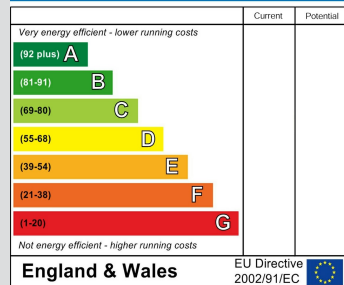
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

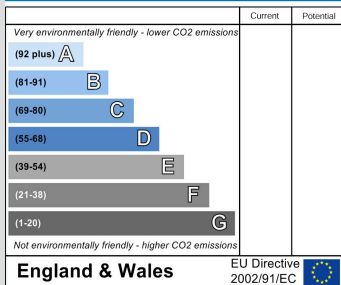
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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Ground Floor
Approximate Floor Area
(49.71 sq.m)



First Floor
Approximate Floor Area
(41.48 sq.m)



6 Polperro Close