









A stunning detached home with a beautiful contemporary interior, occupying a superb cul-de-sac position within this popular modern development. Internally the stylish accommodation on the ground floor includes an entrance lobby, lounge and an inner hall with staircase to the first floor and a cloakroom/wc. There is a fabulous kitchen / diner to the rear, fitted with an excellent range of units, integrated appliances and space for a dining table and chairs. On the first floor there is a master bedroom with en-suite shower room/wc, two further well -proportioned bedrooms and a family bathroom/wc. Externally there is a driveway providing off street parking, an integral single garage and to the rear a delightful garden laid mainly to lawn with patio areas. The property is well positioned for local amenities as well as offering excellent links to major road connections. Offered for sale with no upper chain involved, we highly recommend viewing to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Lobby

There is an inner part glazed door to the lounge.

Lounge 16'1" max x 10'2"



Double glazed window to the front, radiator and a door to the inner hall.

Inner Hall



With a staircase to the first floor, radiator, door to the cloakroom/WC, to the kitchen diner and garage.

Cloakroom/WC



Low level WC, mini wash hand basin and a chrome ladder style radiator.

Kitchen/Diner 18'8" x 7'6"

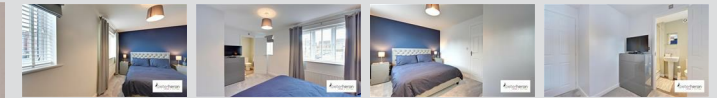


A superb open plan kitchen diner fitted with a range of modern wall and base units with work surfaces over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliance include a double oven, hob, fridge, freezer, dish washer and washing machine, there is a double glazed window to the rear, double glazed French doors to the rear garden and there is a radiator.

First Floor Landing

With doors to the three bedrooms and family bathroom.

Master Bedroom 14'2" x 9'9"



A superb master bedroom with two double glazed windows to the front, radiator, a door connects through to the en suite.

En-Suite



Low level WC, pedestal wash hand basin, step in shower cubicle with mains fed shower, chrome ladder style radiator and double glazed window.

Bedroom 2 11'2" x 8'7"



Double glazed window to the rear and a 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

Bedroom 3 9'9" x 7'9"



Double glazed window to the rear and a radiator.

Bathroom

Fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin, panel bath , chrome ladder style radiator and a double glazed window.

Outside



Garden to the front with a driveway providing off street parking and access to the integral garage, there is useful side access and to the rear a delightful garden laid mainly to lawn with patio area.

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

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 £210.00 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B		80	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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

