Lacebark, Burdon Vale, Sunderland

£239,950

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A superb three bedroom detached residence, occupying a pleasant position within the desirable Burdon Vale estate. The stylish internal accommodation includes a reception hall, lounge, modern kitchen/diner, utility and ground floor WC. On the first floor there are three bedrooms, en-suite shower room/wc and a separate bathroom/wc. Externally there is a driveway to the front with integral garage and attractive gardens to the rear. The property is well placed for shopping facilities and schools, Doxford International Business Park and is well suited for commuters with excellent road connections including the A19. Immediate internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall

Radiator, double glazed window to side, stairs to first floor and door to lounge.

Lounge 12'11" x 10'7"

Double glazed window to front, storage cupboard and radiator. Opening into kitchen/diner.

Kitchen/Diner 8'1" x 17'7"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and hood, low level fridge and freezer. Double glazed window to rear, column radiator and door to utility.

Dining Area

UPVC double glazed French patio doors to the rear.

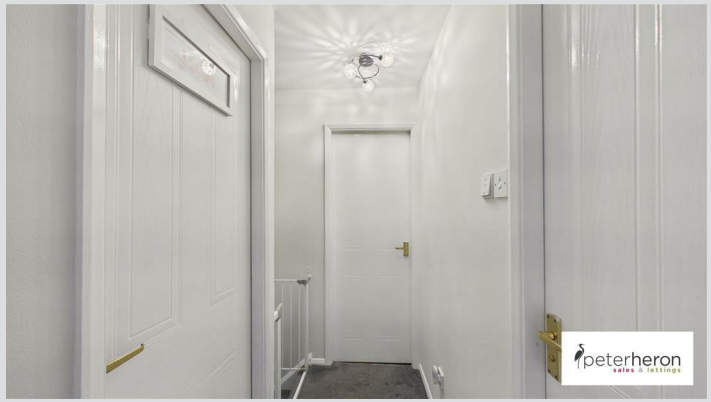
Utility 4'11" x 4'11"

Wall and base units with countertops over providing space for washing machine. Cupboard housing wall mounted boiler and an integrated dishwasher. UPVC door to rear garden and door to WC.

Ground Floor WC

Low level wc and wash basin. Radiator and double glazed window to side.

First Floor Landing



Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 11'7" x 8'5"

Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes. Door to en-suite.

En-Suite Shower Room

Shower cubicle with dual head waterfall shower. Low level wc and vanity unit comprising wash basin. Chrome heated towel rail and double glazed window to front.

Bedroom 2 11'4" x 10'8"

Double glazed window to front, radiator and storage cupboard.

Bedroom 3 9'11" x 6'2"

Double glazed window to rear and radiator.

Bathroom

Bath with shower tap, low level wc and wash basin. Chrome heated towel rail and double glazed window to rear.

Outside

Driveway to the front providing off street parking leading to integral garage whilst to the rear there is a lawned garden patio seating 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.

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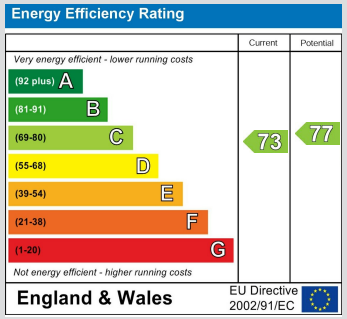
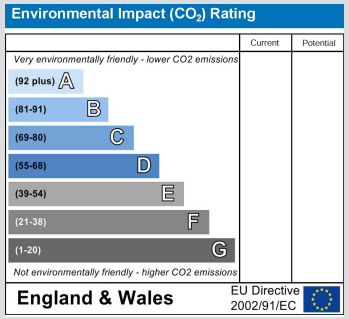
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.





Ground Floor

First Floor

Approximate total area(1)

87.2 m²

941 ft²

(1) Excluding balconies and terraces

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

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