









A stunning and much improved home, providing impressive and versatile accommodation within this ever popular residential area. Internally the property is accessed via an entrance porch that leads through to an attractive lounge that in turn opens through to a fabulous modern dining kitchen with French door to the rear decked area. There is a superb master bedroom featuring a vaulted ceiling with Velux window and a contemporary en-suite shower room, completing the ground floor accommodation. On the first floor there are two spacious bedrooms and a family bathroom. Externally there is a garden to the front with a generous block-paved driveway providing off street parking whilst to the rear there is a delightful lawned garden with a decked area. Benefits of the property include double glazing and gas central heating to radiators. This convenient location is ideal for local amenities, shopping facilities and schools as well as for Doxford International Business Park and major road connections including the A19. We highly advise arranging a viewing to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Porch

Access via a double glazed entrance door. There is an inner door leading through into the

Lounge 15'1" (not including staircase area) x 11'5"



This impressive room has a double glazed bow window to the front, tall feature central heating radiator, a door to the master bedroom and the room opens through into the

Dining/Kitchen 21'6" x 8'2" minimum extending to 10'9" maximum



Fabulous modern dining/kitchen fitted with a good range of wall and base units with work surfaces incorporating a breakfast bar and a 1 1/2 bowl sink and draining unit. Integrated appliances include a dishwasher and a washing machine. Space has been provided for the inclusion of an American style fridge/freezer and also a range style cooker. There is a tall central heating radiator, tiled floor in the kitchen area, two double glazed windows to the rear, double glazed patio door to the rear patio and the central heating boiler has been concealed behind a matching fronted kitchen unit.

Master Bedroom 14'7" x 8'8"



Superb master bedroom with a vaulted ceiling with velux window. There is also a double glazed window to the front, a central heating radiator and fitted bedroom furniture including wardrobes, draw units and bed side tables. A door connects through to the

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MAIN ROOMS AND DIMENSIONS

En-Suite Shower Room



Modern suite comprising of a low level WC, pedestal wash hand basin set into a vanity unit and a step in shower cubicle with an electric shower. There is a chrome ladder style central heating radiator and attractive tiled walls and floor.

First Floor Landing

Doors leading off to the family bathrooms and bedrooms two and three.

Bedroom 2 10'1" x 11'4" maximum including fitted wardrobes



This well proportioned bedroom has a double glazed window to the front, a central heating radiator, fitted wardrobe and a draw unit.

Bedroom 3 11'6" maximum including fitted wardrobes x 8'2"



Double glazed window to the rear, a central heating radiator, fitted wardrobes and a built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Family Bathroom



Attractive modern family bathroom with a three piece suite comprising of a low level WC, pedestal wash hand basin and a roll top style bath. There are tiled walls and floor, a central heating radiator and a double glazed window.

Outside



There is a lawned garden to the front with a block paved driveway providing ample off street parking facilities. Whilst to the rear there is a garden laid mainly to lawn with a decked area.

Important Notice

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. 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

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.

Tenure

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

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

Opening Times

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

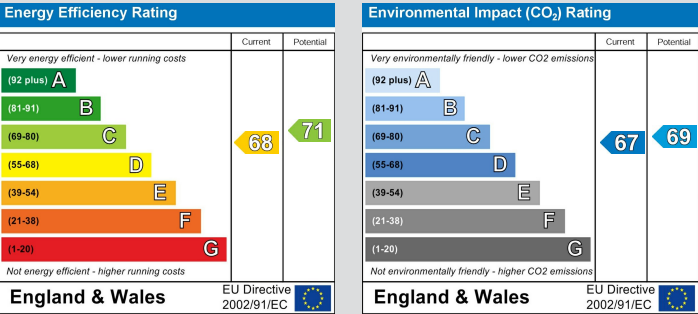
Ombudsman

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MAIN ROOMS AND DIMENSIONS

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