















A beautifully presented semi-detached home within this modern development, known as Hartley Wood, perfect for first time buyers and families. Internally the impressive accommodation on the ground floor includes a hall with staircase to the first floor and a cloakroom/wc, an attractive lounge with French doors to the rear garden and a modern fitted kitchen. On the first floor there are two bedrooms and a bathroom/wc. Externally there is a garden to the front with double length driveway and a delightful, generous garden to the rear. This convenient location is ideal for local amenities as well as for access to Doxford Internal Business Park, Nissan, Sunderland Royal Hospital, Sunderland City Centre and major road links including the A19. Viewing essential.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

### Entrance Hall

Accessed via an entrance door with staircase to the first floor with under stairs storage cupboard and a central heating radiator

### Cloakroom/WC



Fitted with a low level W.C. and pedestal wash hand basin there is a central heating radiator and a built in cupboard housing the central heating boiler

### Lounge 13'7" x 10'6"



Attractive room has a double glazed French door to the rear, double glazed window to the rear, central heating radiator and a contemporary wall mounted fire

### Kitchen 9'1" x 6'11"



Modern fitted kitchen with wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit, integrated appliances including oven and gas

hob, fridge/freezer and a washing machine Double glazed window to the front

### First Floor Landing

Loft access hatch with pulled down ladder to partly boarded out loft space. Doors leading off to the two bedrooms and bathroom

### Bedroom One 12'7" x 10'6" not including fitted wardrobes



Two double glazed windows to the front, central heating radiator, bulk head cupboard and fitted mirrored sliding door wardrobes

### Bedroom Two 10'8" x 7'0"



Double glazed window to the rear and a central heating radiator

## Bathroom



Fitted with a white suite comprising of a low level W.C., pedestal wash hand basin and a panelled bath with an electric shower over. Chrome ladder style central heating radiator and a double glazed window

## Outside



To the front of the property there is a lawned garden with a double length driveway, whilst to the rear there is a generous garden with lawned area, decking and planted borders

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Freehold

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

## Important Notice - Particulars

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

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

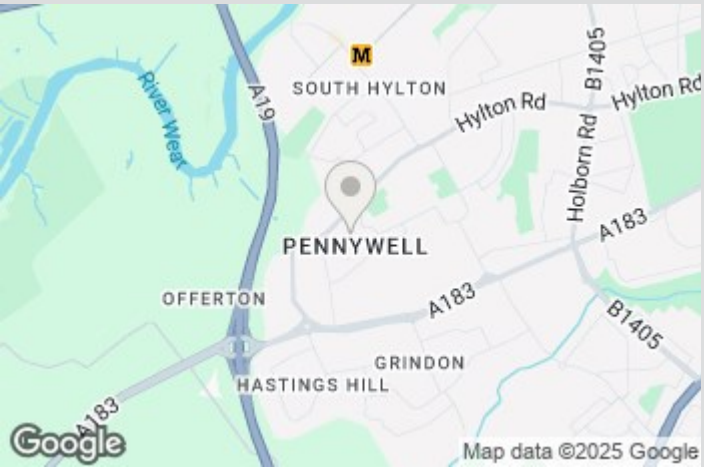
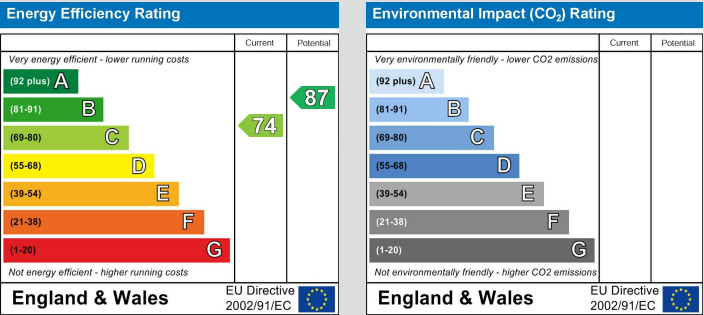
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman

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