









This three bedroom semi-detached house provides an immaculate standard of accommodation, situated within the highly sought after Beechbrooke development. Internally the well presented interior on the ground floor includes a hall with a cloakroom/wc and staircase to the first floor, a lounge / diner to the rear with doors leading out to the garden and to the front an attractive, modern fitted breakfasting kitchen. To the first floor there is a principle bedroom with an en-suite shower room/wc, two further bedroom and a contemporary family bathroom/wc. Externally there is a driveway to the front, a single garage and a delightful lawned garden to the rear. The convenient situation of the property provides easy access to local shops, schools and offers excellent access to Sunderland City Centre and major road links including the A19. Early viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Radiator and stairs to first floor.

Lounge/Dining Room 13'7" x 11'4"



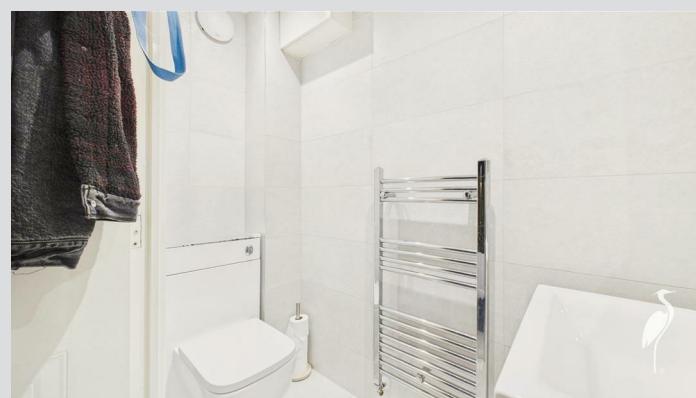
Double glazed window and UPVC patio doors to rear, storage cupboard and radiator.

Kitchen 10'3" x 8'1"



Range of wall and base units with countertops over incorporating a single bowl sink and drainer with mixer tap. Integrated oven, electric hob and hood, microwave, dishwasher and fridge freezer. Space for a washing machine. Two seater breakfast bar, radiator and double glazed window to front.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, chrome heated towel rail.

First Floor Landing



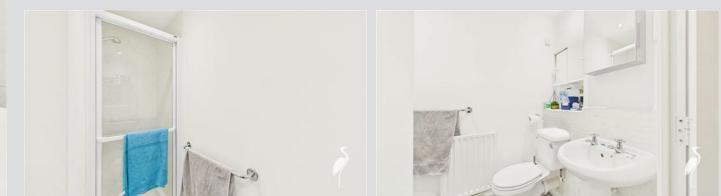
Access point to loft and storage cupboard.

Bedroom 1 9'8" x 8'6"



Double glazed window to front, radiator and built in wardrobes. Door to en suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'9" x 8'5"



Double glazed window to rear and radiator.

Bedroom 3 6'9" x 6'3"



Double glazed window to rear and radiator.

Bathroom



Low level WC and washbasin set into vanity unit, bath with dual head waterfall shower over, heated towel rail and double glazed window.

Outside



Block paved garden to front with driveway providing off street parking. Delightful rear garden with lawned, block paved and decked areas.

Garage

Access via electric roller shutter door to front and door to rear.

Council Tax Band

The Council Tax Band is Band B.

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 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 £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

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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

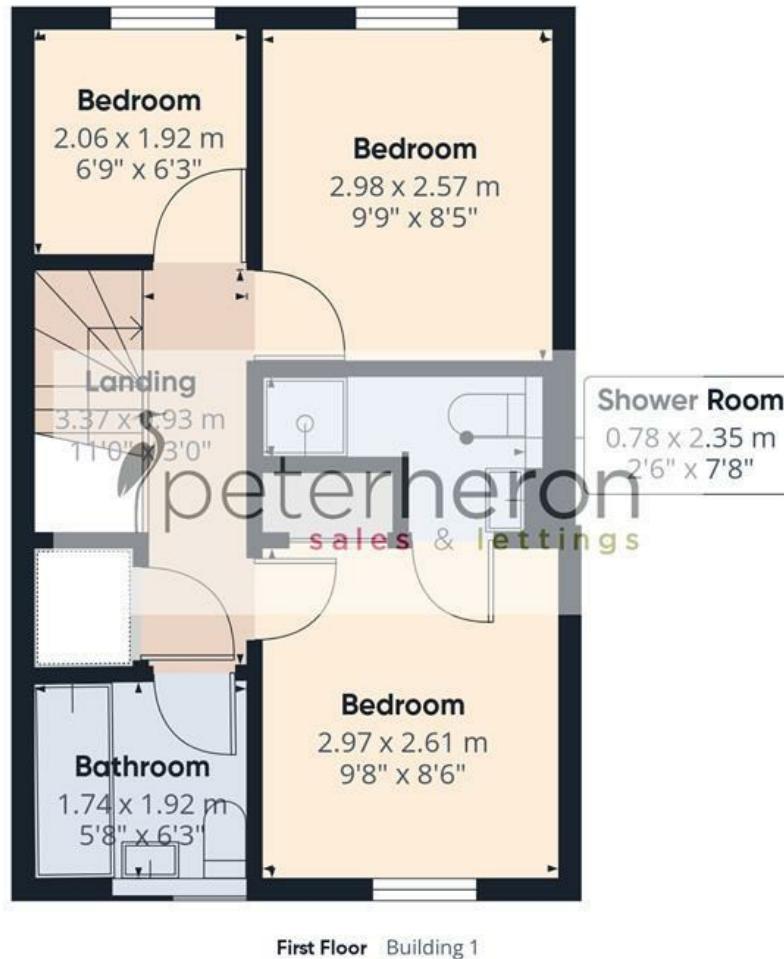
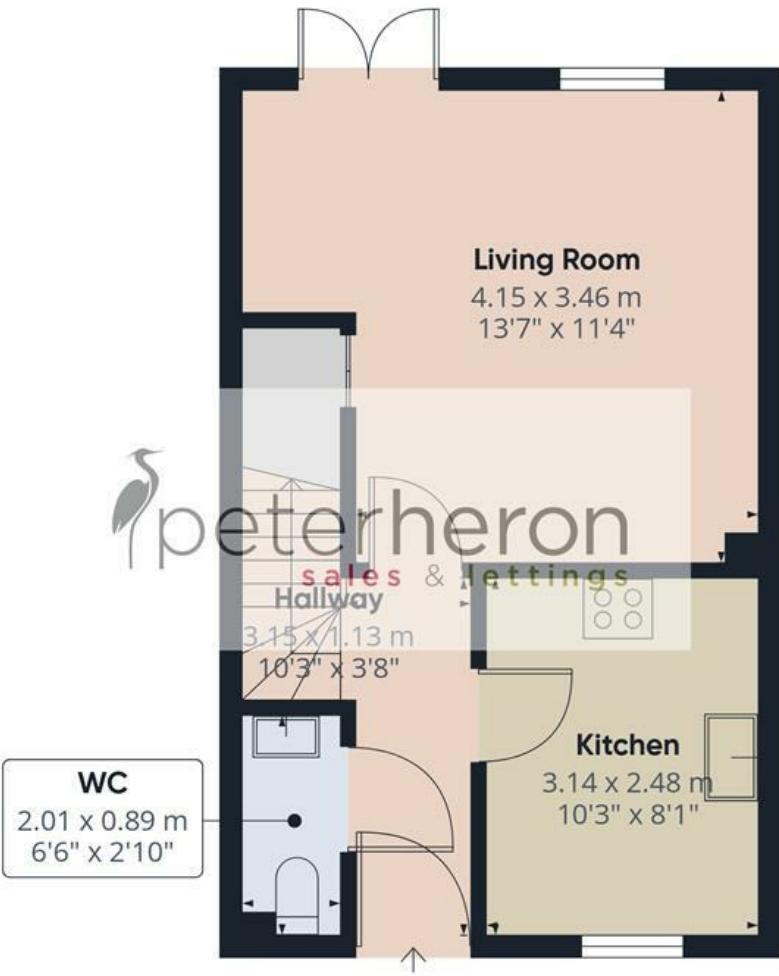
MAIN ROOMS AND DIMENSIONS



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



(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.