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sales & lettings

Sevenoaks Drive, Hastings Hill, Sunderland

£159,950




AEG







A spacious, larger style, three bedroom semi-detached house, situated within the highly regarded area of Hastings Hill. Internally the accommodation on the ground floor includes an entrance porch, hall, spacious lounge, dining room, conservatory and a modern fitted kitchen with integrated appliances whilst to the first there are three well-proportioned bedrooms and a shower room. Externally there is a lawned garden to the front with a long driveway leading to a garage with remote control roller shutter access door and there is an attractive lawned garden to the rear. This convenient location is well placed for local amenities as well as connections to Sunderland City Centre and major road links including the A19. We highly recommend early viewing, to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Porch
Double glazed window and inner door through to

Hallway



Central heating radiator and staircase to first floor.

Lounge 14'8" x 13'2"





Double glazed window to front, central heating radiator and access through into

Dining Room 10'10" x 10'7"



Central heating radiator and patio door to

Conservatory 11'1" x 8'11"



Double glazed windows, double glazed door to patio area and central heating radiator.

Kitchen 10'10" x 9'0"



Fitted with modern wall and base units with work surfaces

MAIN ROOMS AND DIMENSIONS

over incorporating a sink and drainer unit, integrated appliances include and electric double oven and electric two ring hob with extractor over, microwave, washing machine, fridge and freezer. Built in cupboard housing the central heating boiler, double glazed window and double glazed door to side of the property.

First Floor Landing
Double glazed window to side.

Bedroom 1 14'8" x 10'11" max including fitted robes



Double glazed window to front, central heating radiator and fitted wardrobes.

Bedroom 2 11'9" x 10'10" max including fitted robes



Double glazed window to rear and central heating radiator.

Bedroom 3 8'9" x 7'11" not including fitted robes



Double glazed window to front and fitted wardrobes.

Shower Room



WC, pedestal washbasin and walk in shower enclosure with mains shower, airing cupboard, central heating radiator and double glazed window.

Outside





Attractive gardens to the front and rear, a long driveway and single GARAGE.

Garage 15'10" x 8'2"
Remote control roller shutter access door, double glazed door to garden.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold
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.

Important Notice Part 1
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. 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 £179.00 by Movewithus Ltd. 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:-

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Important Notice Part 2
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.
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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
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



