







Fairy Tales do Come True



A beautifully presented three bedroom semi-detached house with an impressive, contemporary interior within this attractive modern development. The immaculate accommodation boasts entrance hall, cloakroom/wc, lounge, kitchen/diner with French doors leading out into the rear garden. On the first floor there are three bedrooms, en-suite shower room, and a modern bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking and detached garage whilst to the rear a delightful garden with raised timber decked seating area with built in hot tub. This convenient location is close to local amenities, shops and schools as well as offering access to Sunderland Royal Hospital, Doxford International Business Park and excellent road connections including the A690 and A19. Viewing is highly recommended to appreciate this impressive home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door

## Entrance Hall



Radiator and stairs to first floor with storage under.

## Cloakroom/WC



Low level WC and washbasin, double glazed window and radiator.

## Lounge 12'9" x 11'0"



Double glazed window to front and double radiator. Open plan into kitchen/diner.

## Kitchen/Diner 17'11" x 8'1"



Range of modern wall and base units with countertops over incorporating single bowl stainless steel sink and drainer with mixer tap. Integrated oven, electric hob and cooker hood. Space for fridge freezer and washing machine. Radiator, double glazed window and UPVC French doors to rear.

## First Floor Landing

## Bedroom 1 10'6" x 9'0"



Double glazed window to front, radiator and door to en suite.

## En-Suite Shower Room



Low level WC, washbasin and walk in shower cubicle, radiator.

## Bedroom 2 10'11" x 8'9"



Double glazed window to rear and radiator. Access hatch to loft.

## Bedroom 3 8'2" x 7'2"



Double glazed window to rear and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, chrome heated towel rail and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Garden to front with driveway providing off street parking and detached garage. Delightful rear gardens mainly laid to lawn with patio seating area and raised timber decked area with built in hot tub. Side access to the front of the property.

## 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

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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

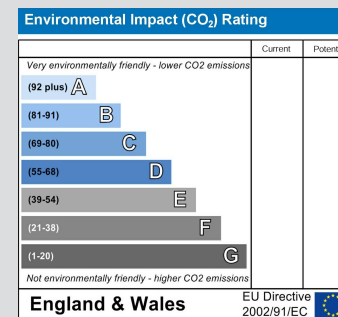
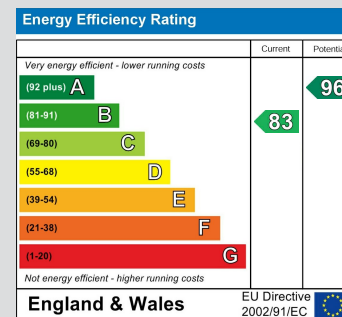
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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