Broadmeadows, East Herrington, Sunderland

Offers over £279,950

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A beautifully presented detached house, occupying a superb cul-de-sac position within this ever popular area of East Herrington. The immaculate interior is accessed via an entrance porch, connecting through to a hall with staircase to the first floor. There is a lounge to the front and to the rear a superb dining / kitchen that opens into a family room. Completing the ground floor is a spacious utility and a downstairs wc. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc with a walk in shower. Externally the property features a driveway providing off street parking, a store to the front with a roller shutter access door and to the rear a delightful garden with a lawn, patio area and planted borders. This location is ideal for local amenities, shops and schools as well as providing excellent links, including the A19, to wider parts of the region. We highly advise early viewing to appreciate the location, along with the space and versatility of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Porch
Double glazed windows to front and opens into the hallway.

Reception Hall

Radiator and staircase to first floor with storage under.

Lounge 16'3" x 12'2"

Double glazed window to front, radiator feature fire. Door to dining room and kitchen.

Family Area 11'6" x 8'10"

UPVC double glazed French doors to rear and column radiator. Open plan into kitchen.

Kitchen / Diner 12'0" x 8'11"

Range of wall and base units with wood work surfaces over incorporating Belfast sink Integrated double oven with 5 burner gas hob, extractor hood and dishwasher. double glazed window to rear and radiator.

Rear Porch
Velux window and Composite door to rear. Doors to utility room and cloakroom.

Utility 11'8" x 9'4"
Base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for fridge freezer, washing machine and tumble dryer. Velux window and column radiator. Door to garage.

Cloakroom/WC

Low level WC and washbasin vanity unit, double glazed window to rear.

First Floor Landing

Double glazed window to side and access point to loft.

Bedroom 1 12'2" x 12'0"

Double glazed window to front, radiator and built in Hammond furniture with Swarovski handles.

Bedroom 2 13'5" x 9'1"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'2" x 7'8"

Double glazed window to front, radiator and storage cupboard.

Bathroom

Low level WC, washbasin, panel bath and walk in shower cubicle, double glazed window and radiator.

Outside

Attractive garden to the front lawned area and mature trees, block paved driveway providing off street parking and access to attached garage. Attractive rear garden with delightful patio seating area and lawned area with established planting and trees. Side access gate to the front of the property.

Garage
Access via electric roller shutter door. Central heating boiler installed in 2023.

Council Tax Band
The Council Tax Band is Band D.

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

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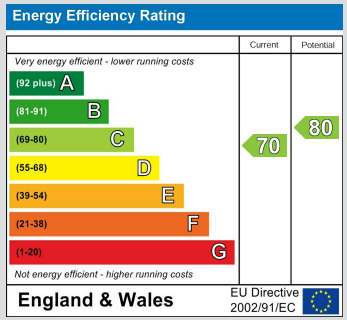
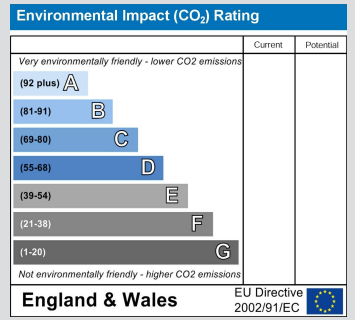
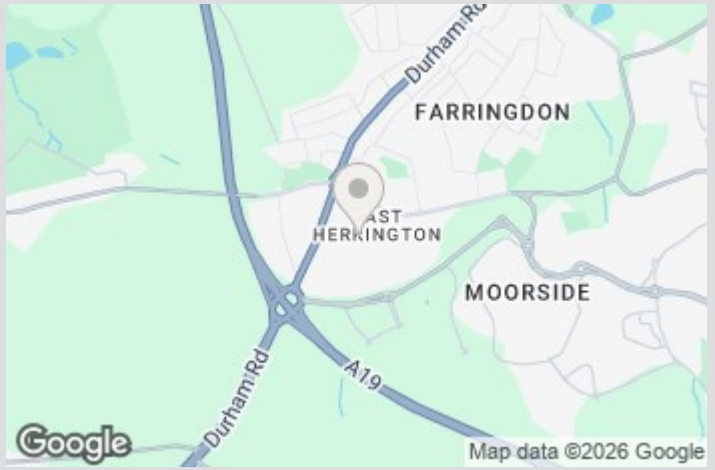
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

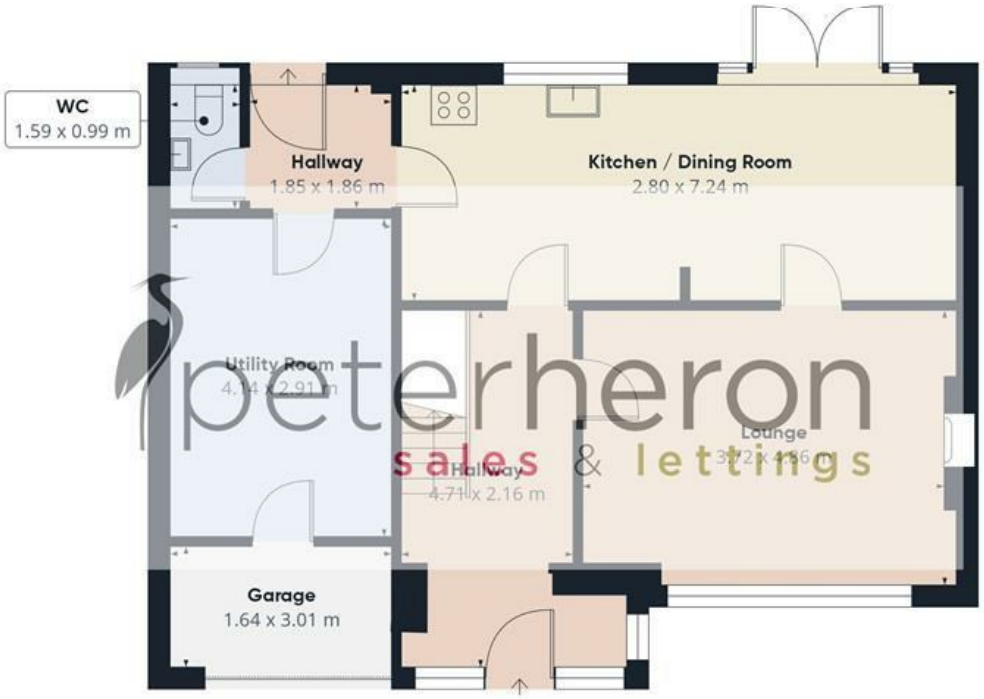
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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









Floor 0

Floor 1

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Approximate total area(1)

115.6 m²

(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.

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