









This extended two bedroom end link house, provides an impressive, stylish interior within this attractive development. Internally the very well presented accommodation comprises of an entrance porch, lounge, dining room and a superb modern kitchen whilst to the first floor there are two bedrooms and a contemporary bathroom/WC. Externally there is a lawned garden to the front with a driveway, an attached garage with roller shutter access door and to the rear, a delightful garden with a lawn and patio area. Ideally placed for local amenities, shops and schools as well as offering excellent connections to Sunderland City Centre and major road links. Early viewing is highly recommended to appreciate this wonderful home!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door into

Entrance Porch

Double glazed window to side and inner wooden glass panelled door to lounge.

Lounge



Double glazed window to front, two radiators and stairs to first floor. Door to Kitchen.

Kitchen



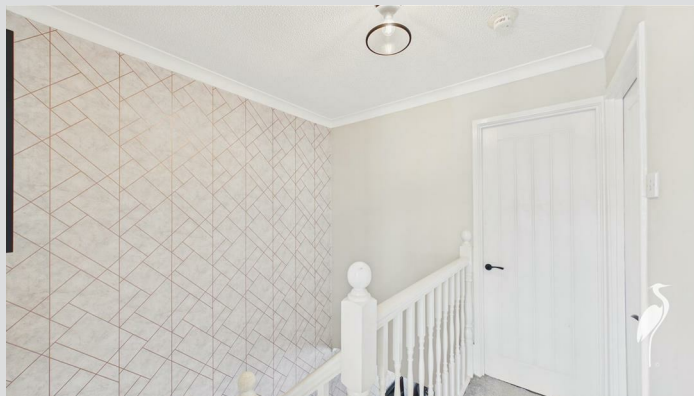
Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space for an oven and fridge freezer. Double glazed window to rear, radiator and door to dining room.

Dining Room



Double glazed window to rear, double radiator and UPVC door to rear. Door to garage.

First Floor Landing



Doors to

Bedroom 1



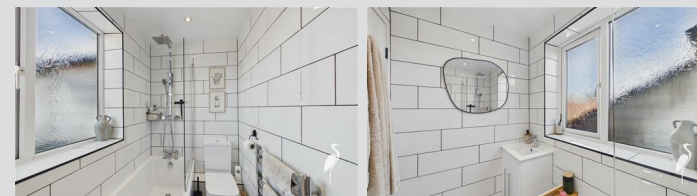
Double glazed window to front and a radiator.

Bedroom 2



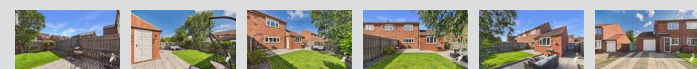
Double glazed window to rear, radiator, built in sliding door wardrobes and storage cupboard.

Bathroom



Bath with dual head waterfall shower over, low level wc and hand wash basin set into vanity unit. Double glazed window to side elevation and a chrome heated towel rail.

Outside



Externally there is a lawned garden to the front with a driveway, an attached garage with roller shutter access door and to the rear, a delightful garden with a lawn and patio area. There is also a useful side access gate.

Garage

Accessed via roller shutter door, providing space for a washing machine and tumble dryer.

Tenure FH

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

Council TaxBand

The Council Tax is Band A.

Important Notice

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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.

Viewings Fst

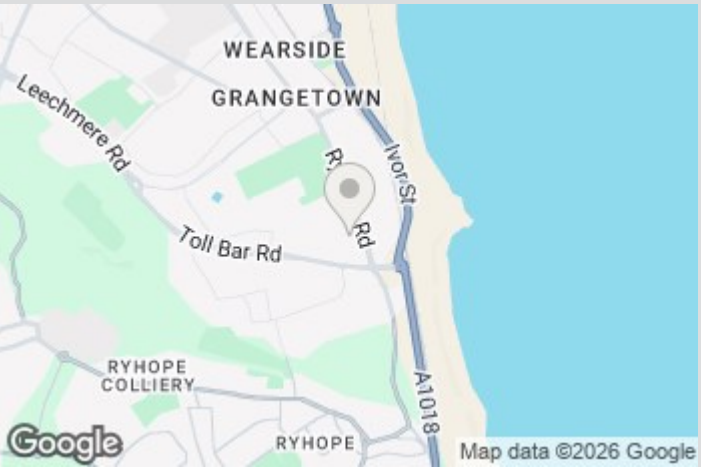
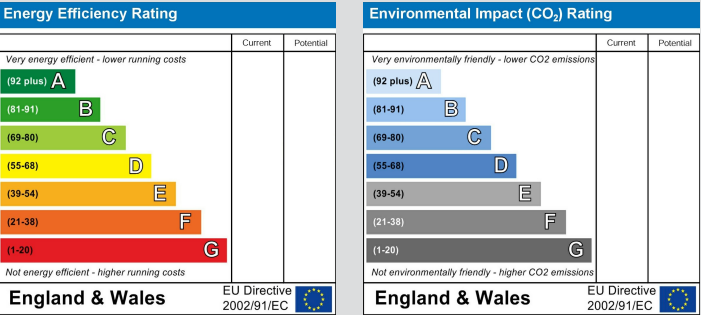
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

Opening Times 2

Monday - Friday 9.00am to 5.00pm
Saturday 9.00am to 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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Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



First Floor

Approximate total area⁽¹⁾

82.2 m²

885 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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