









An attractive four bedroom detached house enjoying a superb cul-de-sac position within this popular location. Internally the well presented accommodation includes a hall with staircase to the first floor, spacious lounge opening through to a dining room, conservatory overlooking the rear garden, a kitchen and a cloakroom/wc. On the first floor there is a master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, an integral garage and attractive, low maintenance garden to the rear. The property is ideally located for access to local amenities, shops and schools as well as offering excellent transport connections with links to Sunderland City Centre and major road networks including the A19. With immediate vacant possession and no upper chain involved, early viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Radiator and staircase to first floor.

Lounge 18'8" into recess x 11'2"



Double glazed window to front, radiator, fireplace with gas fire and archway through to

Dining Room 8'9" x 8'5"



Radiator, double glazed French doors leading to

Conservatory 8'11" x 9'4"



Double glazed French door to gardens and double glazed windows.

Kitchen 14'0" x 7'4"



Wall and base units with work surfaces over incorporating 1

1/2 bowl sink and drainer unit, integrated appliances include an oven and hob, space for fridge, radiator, two double glazed windows to rear and archway leading to

Lobby

Radiator. Door to side of the property and door to garage.

Cloakroom/WC



Low level WC and pedestal washbasin, radiator.

First Floor Landing

MAIN ROOMS AND DIMENSIONS

Master Bedroom 16'3" max including fitted robes x 8'9"



Double glazed window to front, radiator and fitted wardrobes.

En-Suite



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, tiled floor, part tiled walls, chrome ladder style radiator and double glazed window.

Bedroom 2 14'11" x 8'5"



Double glazed window to front, radiator and fitted sliding door wardrobes.

Bedroom 3 8'10" x 7'7"



Double glazed window to rear and radiator.

Bedroom 4 7'6" x 8'10"



Double glazed window to rear and radiator.

Family Bathroom



Low level WC, pedestal washbasin and panel bath with shower attachment, radiator, part tiled walls and double glazed window.

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

Outside



Attractive garden to the front with a driveway providing off street parking and access to GARAGE whilst to the rear there is a low maintenance garden with a block paved patio area, decking and planted borders.

Garage 17'0" x 8'0"

Integral garage with up and over access door and has an internal door to the lobby.

Council Tax Band

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

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:-

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.

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.

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.

Fawcett Street Viewings

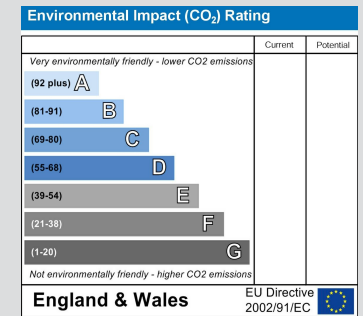
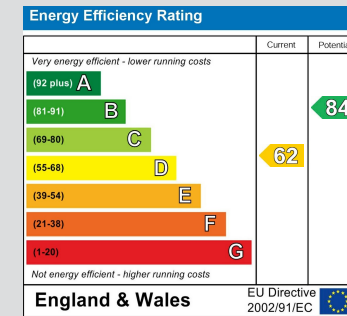
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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.



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

