









A beautifully presented three bedroom link-detached house with an impressive, stylish interior, occupying a pleasant cul-de-sac position within this popular residential area. Internally the immaculate accommodation is accessed via an entrance porch, there is a spacious lounge to the front and to the rear, a fabulous dining kitchen, fitted with an excellent range of units and French doors the garden. Completing the ground floor is a useful utility and a cloakroom/wc. To the first floor three bedrooms and a superb contemporary family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a block-paved driveway providing off street and access to the garage with an electric roller shutter door whilst to the rear there is a delightful garden with a lawn and patio area. This convenient location provides easy access to local amenities, shops and schools as well as links to Sunderland City Centre and Doxford International Business Park as well as offering connections to major road links including the A19. A detailed inspection is essential to appreciate this exceptional home.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch

Lounge 12'9" x 15'6"



Double glazed bay window to the front, two radiators, feature fireplace, stairs to first floor, wooden glass panelled double doors opening into

Dining Kitchen 16'6" x 9'8"



Range of wall and base units with wood effect countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, gas hob and extractor hood, low level fridge, dishwasher and microwave. Large pantry cupboard, two radiators, double glazed window and French patio doors to rear. Door to utility.

Utility 7'11" x 6'11"



Wall and base units with wood effect countertops over. Integrated washing machine and fridge freezer. Radiator, double glazed window, UPVC door to rear and door to garage.

Cloakroom/WC



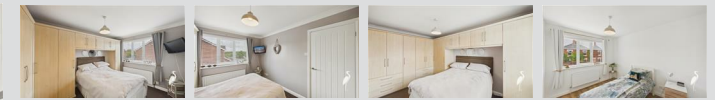
Low level WC, wash hand basin, double glazed window to the front and additional storage space.

First Floor Landing



Landing with access point to loft and double glazed window to the side elevation.

Bedroom 1 9'6" x 13'8"



Double glazed window to the front, radiator and built in wardrobes.

Bedroom 2 8'5" x 11'6"



Double glazed window to the rear and a radiator.

Bedroom 3 6'7" x 8'3"



Double glazed window to the front, radiator and built in storage.

Bathroom



Low level WC, wash hand basin set into vanity unit, bath, shower cubicle with dual head water fall shower, double glazed window to the rear and a chrome heated towel rail.

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MAIN ROOMS AND DIMENSIONS

Outside



Generous rear garden laid mainly to lawn with paved seating area. Attractive garden to the front, with lawned area and a block paved driveway providing off street parking. Also benefitting from a side gate to access rear garden.

Garage

Access via an electric roller shutter door with wooden internal door to utility.

Council Tax Band

The Council Tax Band is Band C.

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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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.

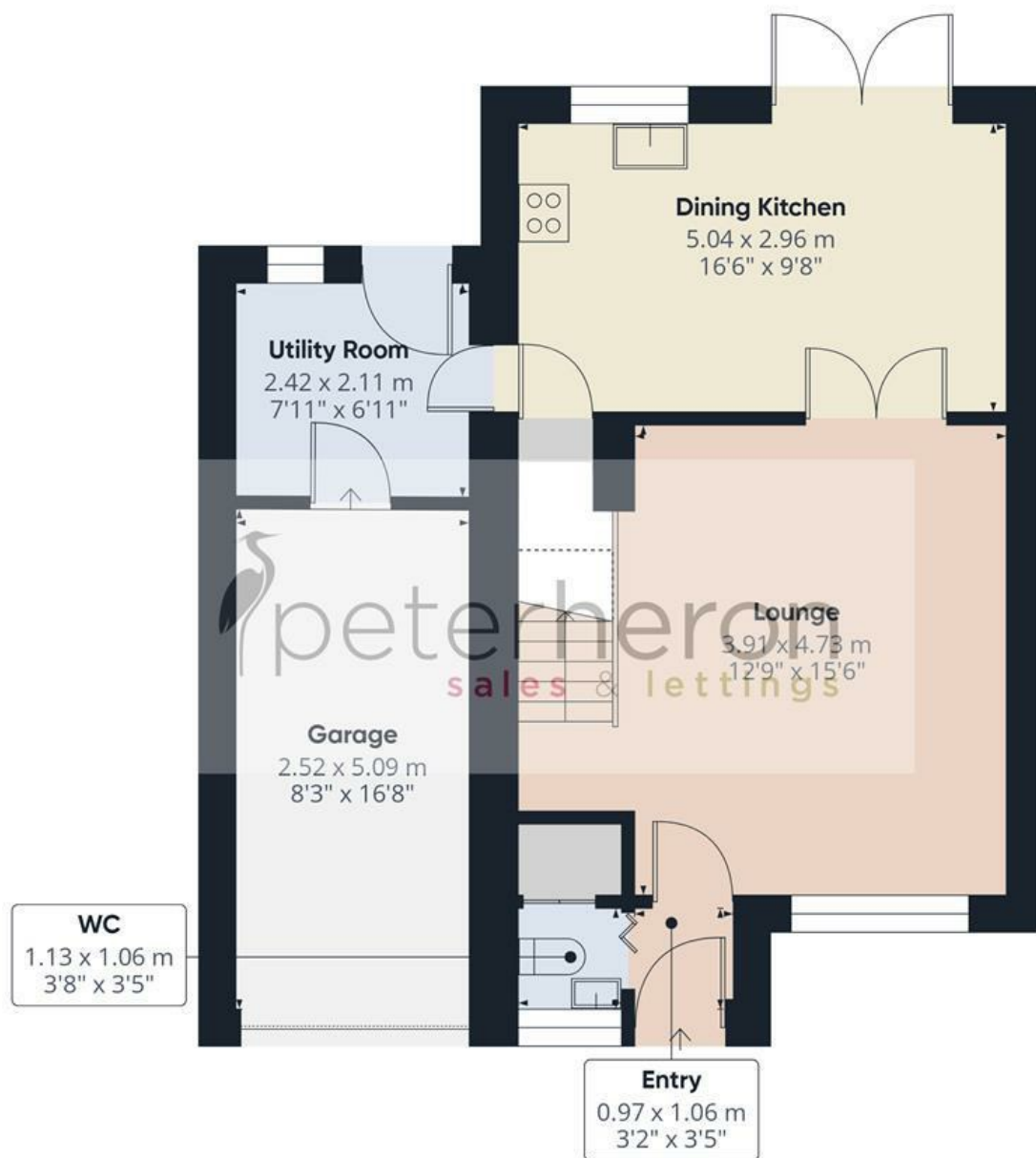


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

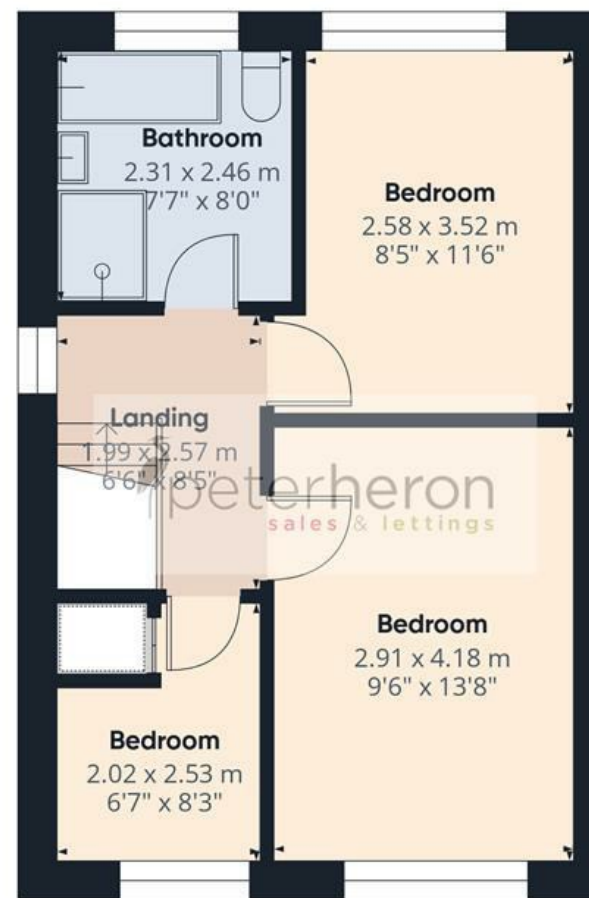
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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Ground Floor



First Floor

Approximate total area⁽¹⁾

94.2 m²

1014 ft²

Reduced headroom

1.5 m²

16 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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