Bishops Way, Chapel Garth, Sunderland

Offers over £179,950

This superb three bedroom semi detached home occupies a pleasant position within this ever popular and convenient location. Beautifully presented throughout, the property internally comprises, entrance hall, lounge, conservatory, kitchen, three first floor bedrooms and a a modern bathroom. Externally, to the front of the property there is a lawned garden with a driveway providing off street parking and access to a garage whilst to the rear there is an attractive garden with patio seating areas. Ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. Early viewing is highly recommended to avoid disappointment!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Hall

Storage cupboard and radiator.

Lounge 18'9" x 11'4"

Double radiator and staircase to first floor, double glazed window and UPVC French doors to conservatory.

Conservatory 8'3" x 16'1"

Double glazed windows and UPVC French doors to rear.

Kitchen 6'10" x 11'10"

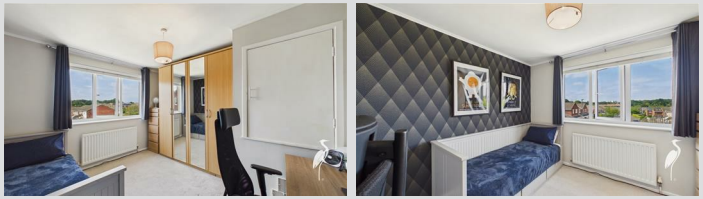
Range of wall and base units with work surfaces over incorporating single bowl sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for low level fridge and freezer, dishwasher and washing machine. Radiator, wall mounted boiler and double glazed window to front.

First Floor Landing
Storage cupboard.

Bedroom 1 10'9" x 11'5"

Double glazed window to rear, radiator and storage cupboard.

Bedroom 2 12'5" x 8'11"



Double glazed window to front, radiator and storage cupboard.

Bedroom 3 7'10" x 11'5"

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

Bathroom

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

Outside

Garden to the front with driveway providing off street parking and access to garage. Generous rear gardens mainly laid to lawn with block paved area. Side gate providing 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
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
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MAIN ROOMS AND DIMENSIONS

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.
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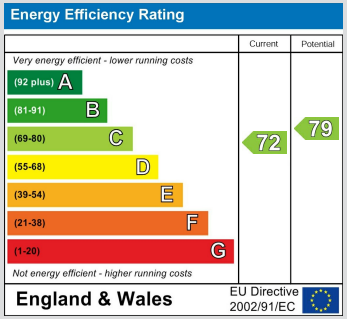
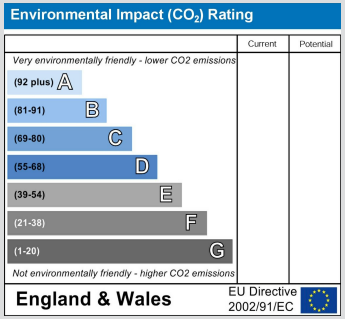
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

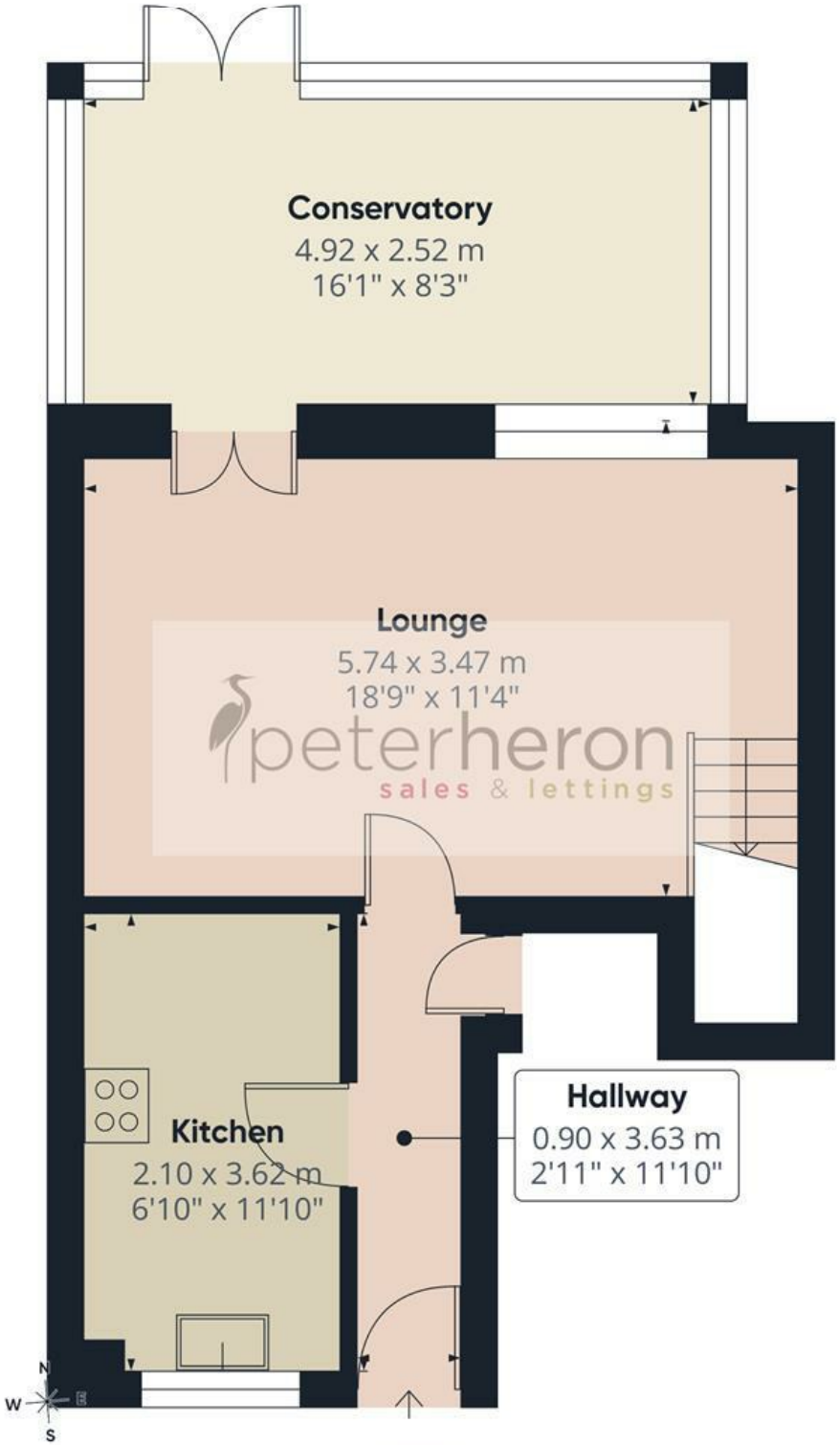
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

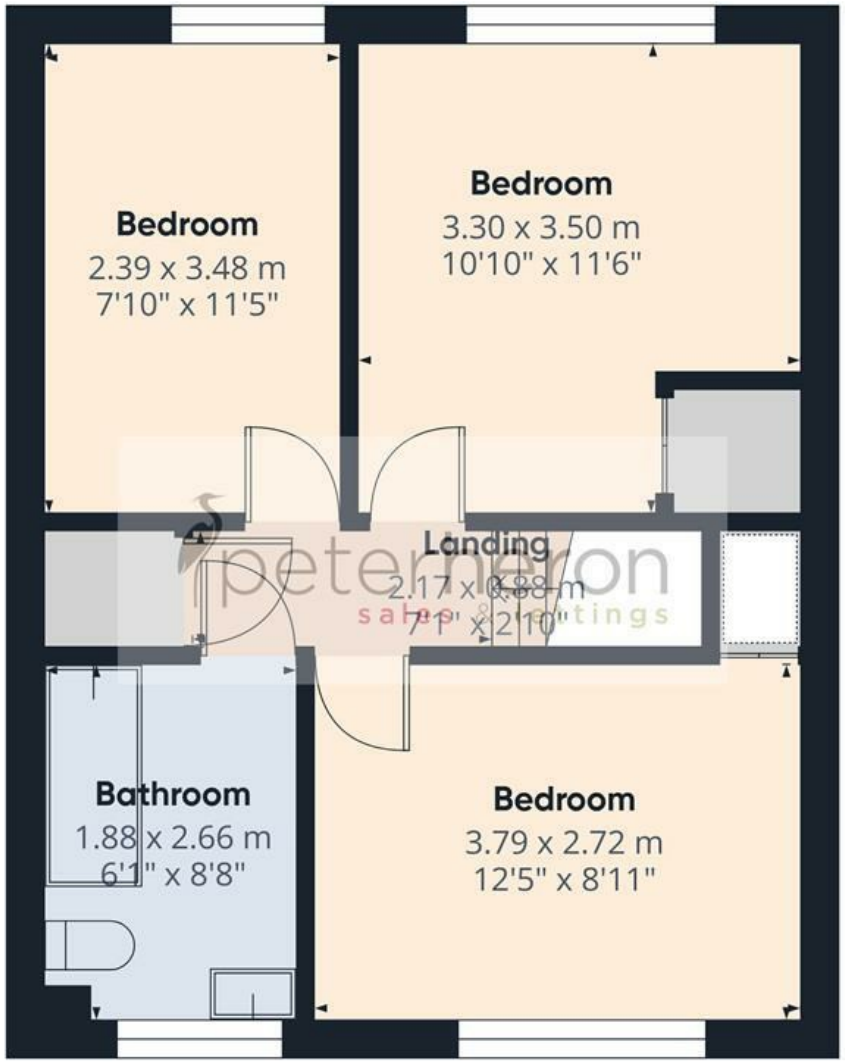
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.







Ground Floor



First Floor

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Approximate total area(1)

84.4 m²

909 ft²

(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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