









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



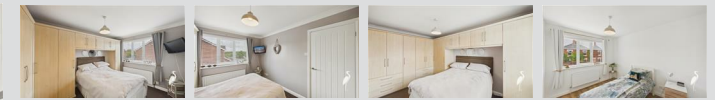
Low level WC, wash hand basin, double glazed window to the front and additional storage space.

## 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.

## Important Notice - Particulars

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. 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

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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.

## 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.

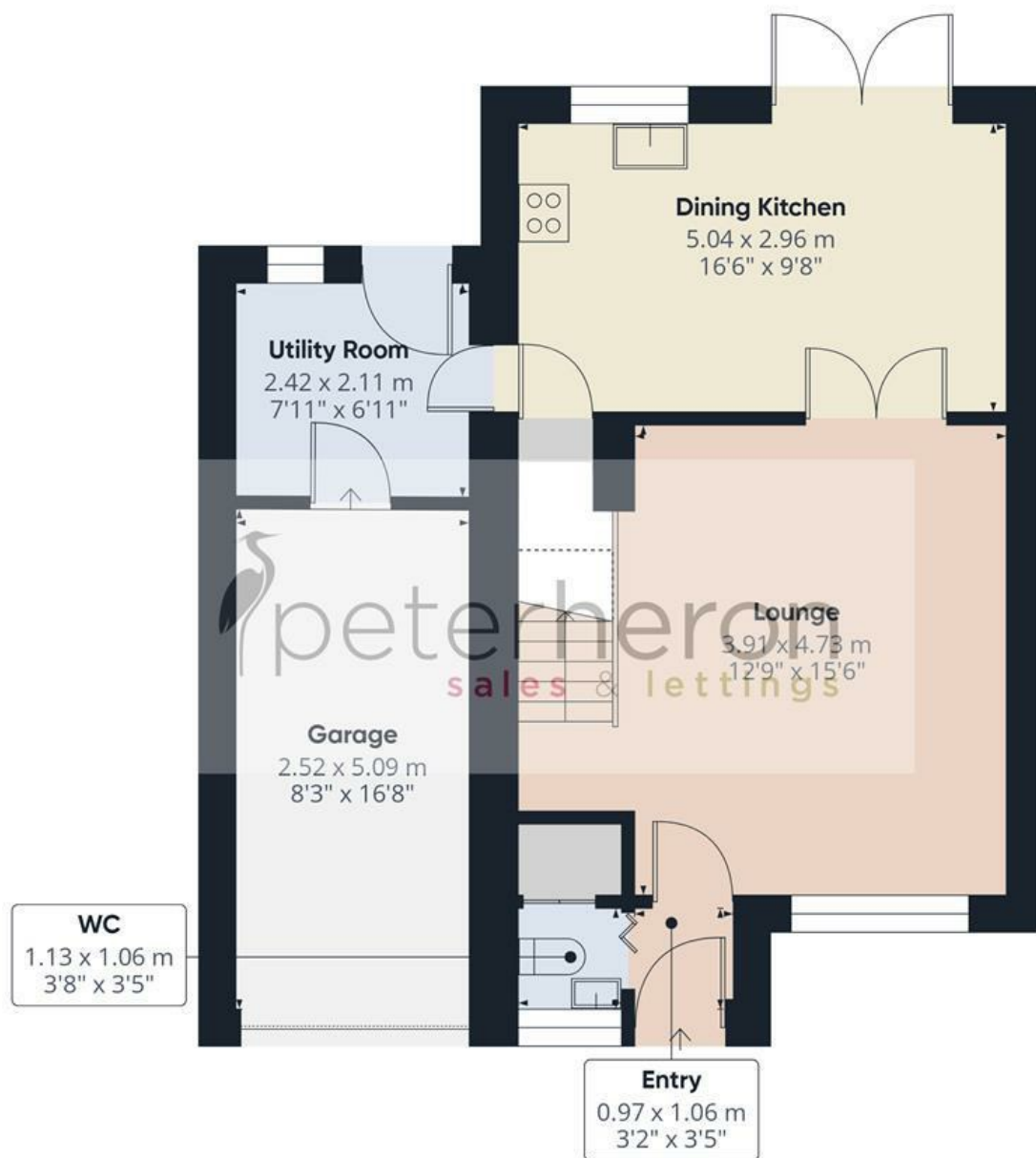


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

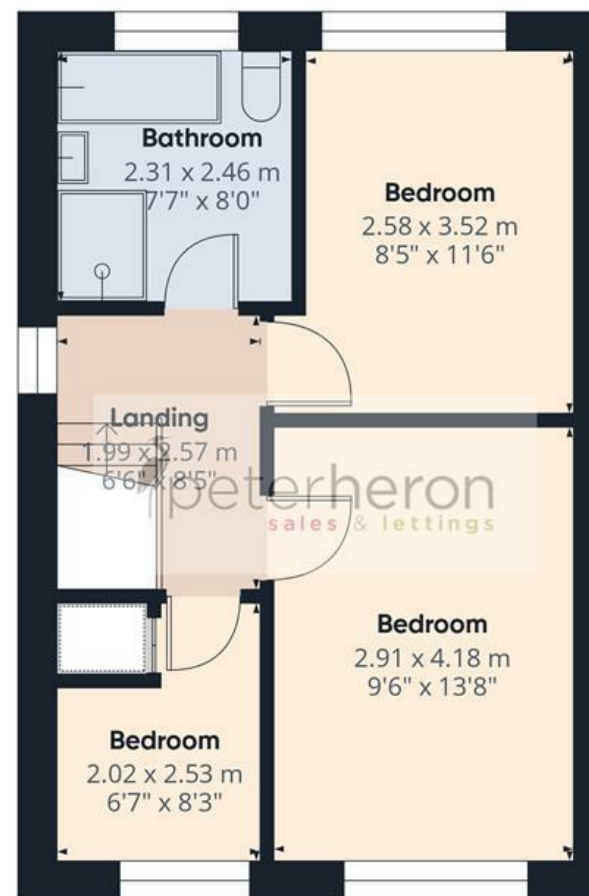
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

94.2 m<sup>2</sup>

1014 ft<sup>2</sup>

Reduced headroom

1.5 m<sup>2</sup>

16 ft<sup>2</sup>

(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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