









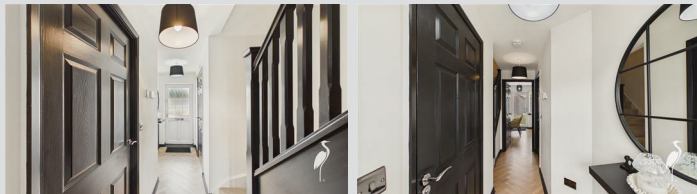
A beautifully presented three bedroom mid link, occupying a delightful cul-de-sac position within this ever popular and convenient location. Internally the modern, stylish accommodation includes an entrance hall with a cloakroom/wc, an attractive lounge, kitchen/diner with French doors to the garden, three bedrooms, en-suite shower room/wc and a bathroom/wc. Externally, there are gardens to the front and rear. The property is 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. No upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC double glazed entrance door.

Entrance Hall



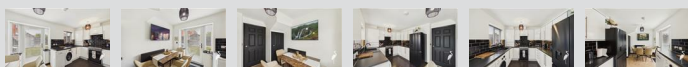
Stairs to first floor and radiator.

Lounge 9'10" x 13'7"



Double glazed window to front and radiator.

Kitchen/Diner 16'2" x 9'4"



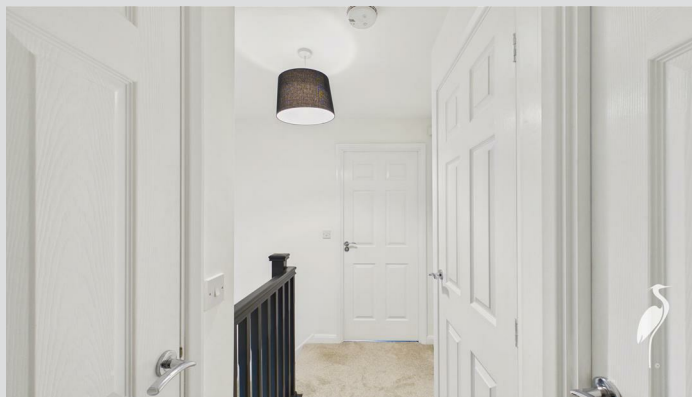
Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space for an oven, American style fridge freezer, washing machine and tumble dryer. Radiator and storage cupboard. Double glazed window and UPVC double glazed door to rear.

Cloakroom/WC



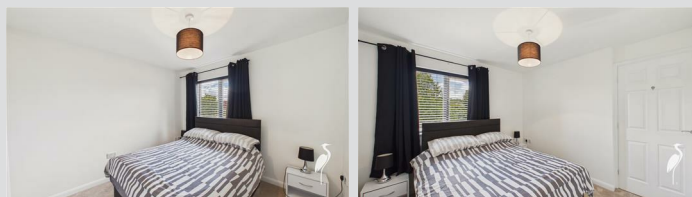
Low level wc and wash basin, radiator and double glazed window.

First Floor Landing



Two storage cupboards and access point to loft.

Bedroom 1 9'5" x 10'3"



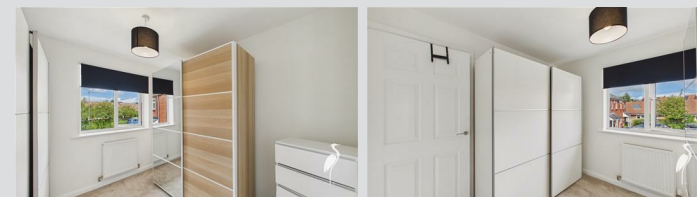
Double glazed window to front and radiator. Door to en-suite.

En-Suite Shower Room



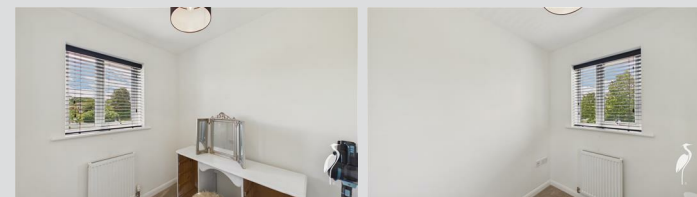
Low level WC, washbasin and shower cubicle.

Bedroom 2 8'10" x 9'7"



Double glazed window to rear and radiator.

Bedroom 3 6'5" x 7'1"



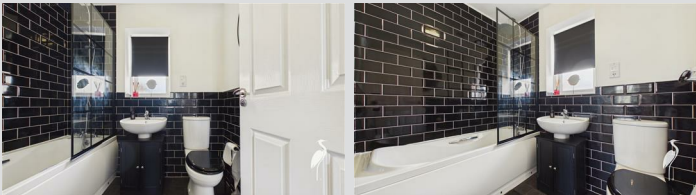
Double glazed window to front and radiator.

Visit www.peterheron.co.uk or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

MAIN ROOMS AND DIMENSIONS

Bathroom



Bath with dual head waterfall shower over, low level wc and wash basin. Radiator and double glazed window

Outside



Gardens to the front and rear.

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:- 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 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.

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

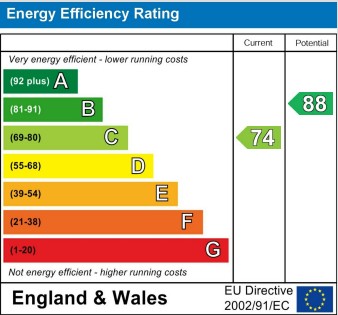
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

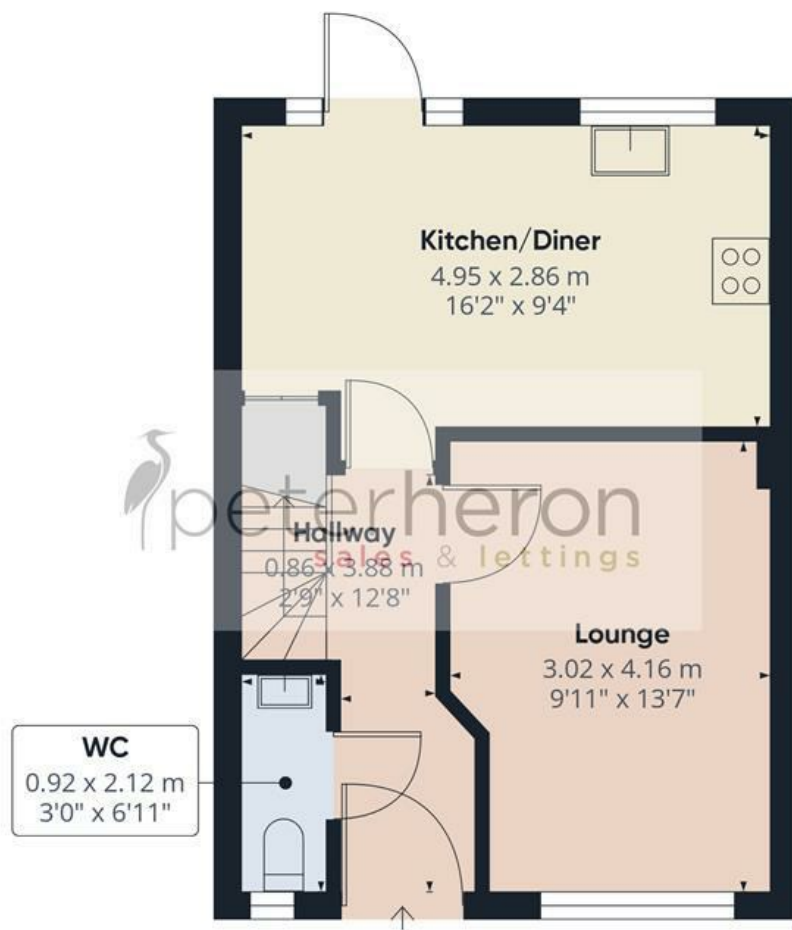
Opening Times

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.





First Floor

Approximate total area⁽¹⁾

65.3 m²
702 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.

GIRAFFE360

