









An extended and remodelled three bedroom detached house providing spacious and attractive accommodation, including an impressive open plan living, dining and kitchen area. Internally the well appointed accommodation includes a hall with a staircase to the first floor, a cloakroom/wc and a lounge with a bay window. To the rear of the property there is a superb open plan living, dining and kitchen area, featuring French doors to the rear and a vaulted ceiling with a Velux window. Completing the ground floor is a useful utility. On the first floor there is a principle bedroom with a dressing area and en-suite shower room/wc, two further bedrooms and a family bathroom/wc. Externally there is a garden to the front with a driveway providing off street parking, whilst to the rear is a generous, yet low maintenance garden. This location is well placed for access to local amenities, shops and schools and excellent transport connections to Sunderland City Centre and surrounding areas. With no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door.

Reception Hall



Radiator and stairs to first floor.

Lounge 9'8" x 17'1"



Double glazed bay window to front, double glazed window to side and two radiators.

Kitchen 14'0" x 10'3"



Wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space for an American style fridge freezer and dishwasher. Two double

glazed windows to rear, radiator and storage cupboard. Door to utility and open plan into /living/dining room.

Utility 6'4" x 5'0"



Base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Space for washing machine and tumble dryer. Radiator and door to rear.

Living/Dining Room 8'3" x 22'10"



Two radiators. Double glazed window to front, Velux window and UPVC French patio doors to rear.

Cloakroom/WC



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

First Floor Landing



Double glazed window to rear, radiator, storage cupboard and access point to loft

Bedroom 1 9'8" x 10'4"



Double glazed window to front and radiator. Open archway into dressing area.

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MAIN ROOMS AND DIMENSIONS

En Suite Dressing Area



Built in storage and door to en-suite.

En Suite Shower Room



Dual head waterfall shower, low level wc and wash basin. Radiator and double glazed window.

Bedroom 2 8'7" x 10'1"



Double glazed window to front and radiator.

Bedroom 3 7'6" x 8'2"



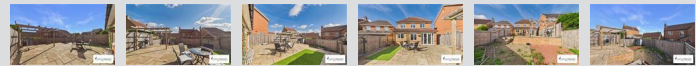
Double glazed window to rear and radiator.

Bathroom



Bath, low level wc and wash basin. Radiator and double glazed window to rear.

Outside



Garden to the front with driveway providing off street parking whilst to the rear there is a low maintenance paved garden with lower level gravelled area.

Council Tax Band

The Council Tax Band is Band D.

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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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

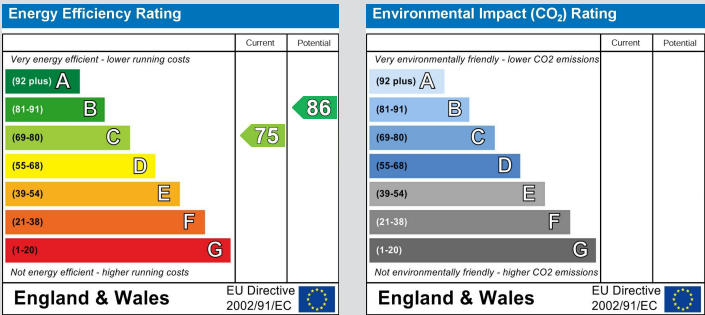
Ombudsman

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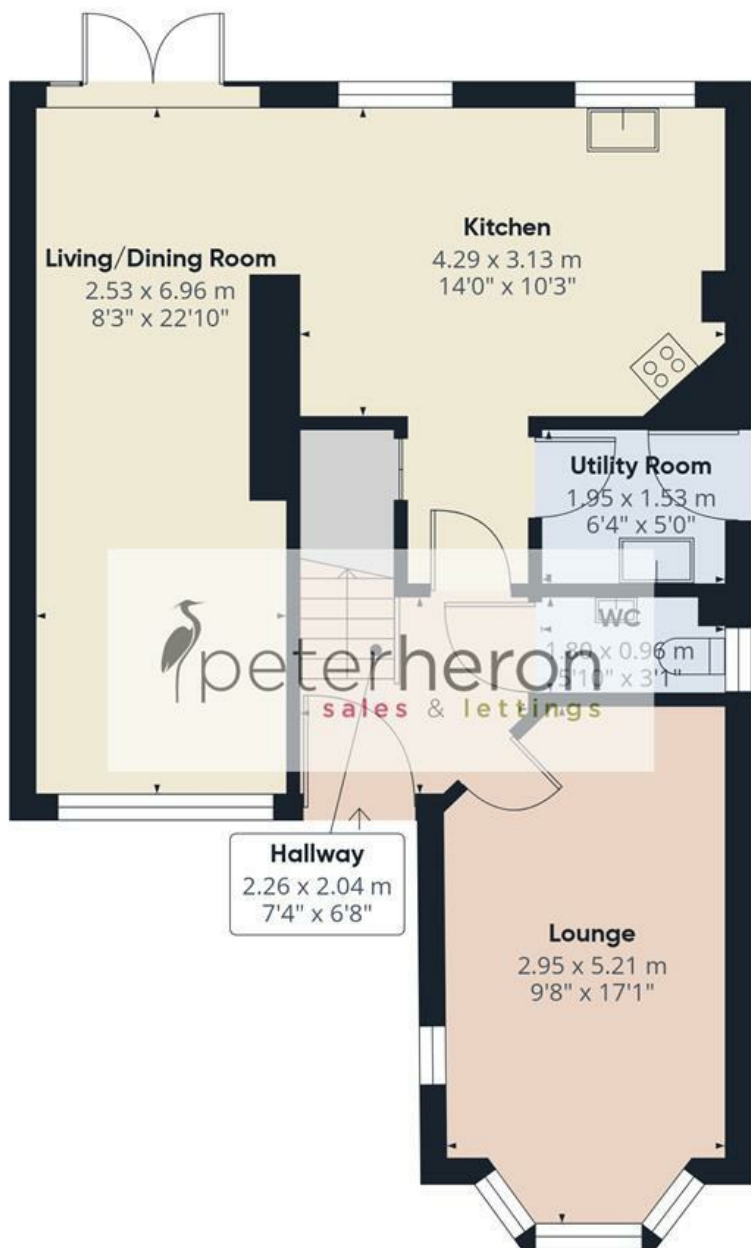
MAIN ROOMS AND DIMENSIONS

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



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Ground Floor



First Floor

Approximate total area⁽¹⁾

99.8 m²

1072 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.