Oakfield Close, East Herrington, Sunderland

£185,000

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Please note that we have been informed by our client that they are currently in the process of purchasing the FREEHOLD This three bedroom semi-detached house occupies a delightful cul-de-sac position within this sought after area of East Herrington. Internally the accommodation briefly comprises of an entrance porch, spacious lounge, leading through to a dining room, a kitchen and a utility. To the first floor there are three bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, driveway, garage and gardens to the front and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via glazed sliding door.

Entrance Porch
Inner door to lounge.

Lounge 14'1" x 14'11" into alcoves not inc staircase area

Large double glazed picture style window to front, radiator, feature fireplace, staircase to the first floor and the room opens through into dining room. Door to kitchen.

Dining Room 8'8" x 10'8"

Patio door providing access to rear garden. Radiator.

Kitchen 10'7" x 8'11"

Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, double glazed window to rear, space for fridge freezer, radiator and door to utility.

Utility 8'4" x 8'1"
Double glazed door to rear garden, double glazed window to rear and space for washing machine.

First Floor Landing
Double glazed window to side.

Bedroom 1 11'11" x 9'11"

Double glazed window to front and radiator.

Bedroom 2 8'11" x 10'6"

Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'8" x 8'5" narrowing to 5'6"

Double glazed window to front, built in cupboard and radiator.

Bathroom

Low level WC, pedestal washbasin and panel bath with electric shower over, three double glazed windows and radiator.

Outside

Lawned garden to the front with block paved driveway and access to attached single garage. Useful side access. To the rear there is a garden laid mainly to lawn.

Council Tax Band
The Council Tax Band is Band C.

Tenure Freehold
We are advised by the Vendor they are in the process of purchasing the freehold. Any prospective purchaser should clarify this with their Solicitor.

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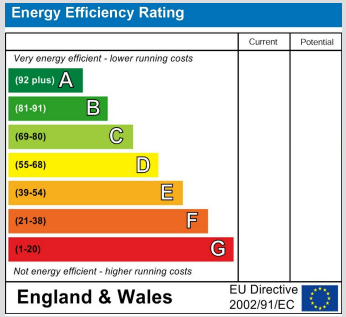
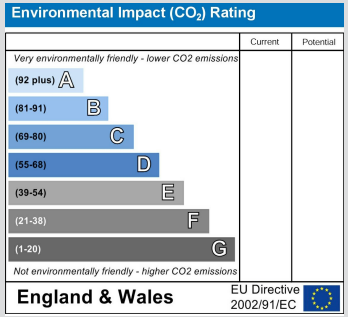
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

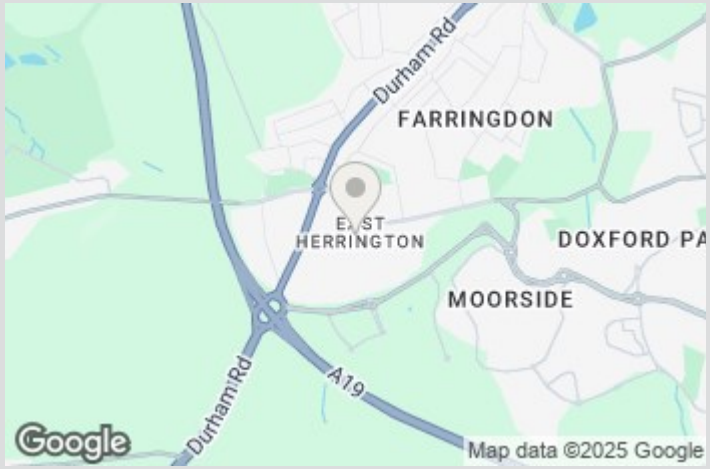
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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

MAIN ROOMS AND DIMENSIONS







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