Blucher Place, Chester Gate, Sunderland

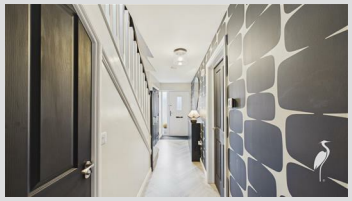
Offers over £280,000

This stunning four bedroom, three storey semi-detached detached home, provides spacious and beautifully presented accommodation within this attractive modern development, known as Chester Gate. Internally the stylish interior includes a reception hall with a staircase to the first and a cloakroom/wc, a superb lounge to the front and a fabulous kitchen/diner to the rear. The kitchen is fitted with an excellent range of units, a selection of integrated appliances and has French doors leading out to the garden. To the first floor there are three bedrooms and a modern family bathroom whilst to the top floor there is an impressive principle bedroom, featuring a covered balcony area and access to a contemporary en-suite shower room/wc. Externally there is a garden to the front with a block-paved drive leading to garage and to the rear there is an attractive lawned garden. Convenient for an excellent range of amenities in particular the A19, Doxford International Business Park, Amazon and Nissan, the property is also within reach of Sunderland Royal Hospital and the City Centre. We highly recommended arranging an internal inspection to appreciate this outstanding home.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Reception Hall



Large storage cupboard, radiator and stairs to first floor.

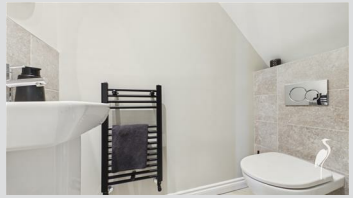
Lounge 10'6" x 15'11"

Double glazed window to front and radiator.

Kitchen/Diner 17'9" x 12'11"

Range of modern walk and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, fridge freezer, wine fridge, dishwasher and washing machine. UPVC double glazed French patio doors to rear and a double radiator.

Cloakroom/WC

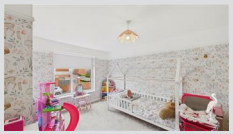


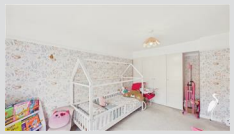
Low level WC and washbasin, heated towel rail.

First Floor Landing

2x double glazed windows to side elevations, radiator, storage cupboard and stairs to second floor.

Bedroom 2 9'5" x 15'0"





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

Bedroom 3 10'0" x 14'1"

2x double glazed windows to rear and radiator.

Bedroom 4 7'5" x 8'3"

Double glazed window to rear and radiator.

Bathroom

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

MAIN ROOMS AND DIMENSIONS

Second Floor Landing
Radiator and double glazed window to side.

Bedroom 1 10'11" x 16'6"

UPVC double glazed French patio doors to balcony, built in wardrobes, double radiator and storage cupboard. Door to en-suite.

En-Suite Shower Room

Low level WC with concealed cistern, washbasin and walk in shower, chrome heated towel rail.

Outside

Attractive lawned front garden with a block paved driveway providing off street parking and an electric car charging port. Generously sized rear garden laid mainly to lawn with block paved areas.

Garage
Access via up and over door with Composite door to rear garden.

Council Tax Band
The Council Tax Band is Band C.

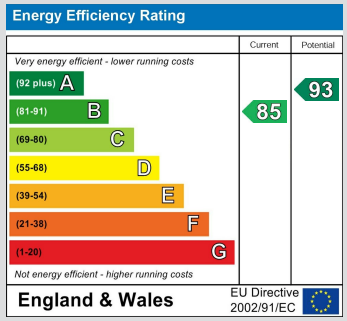
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

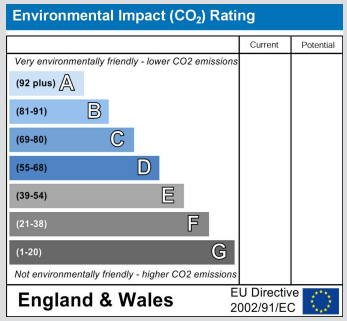
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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 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.

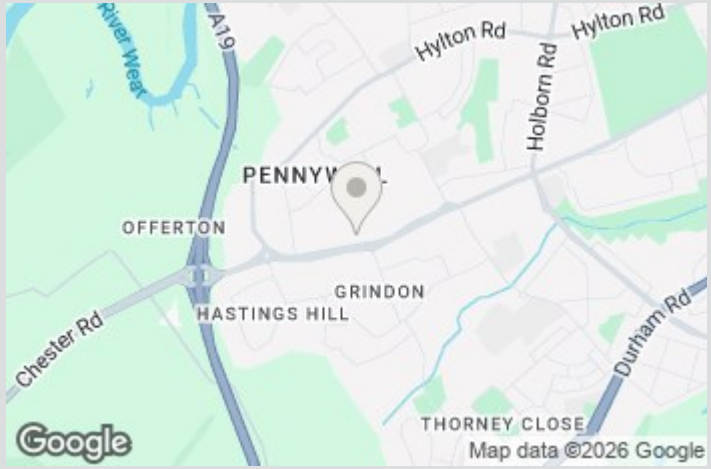
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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

Second Floor

peterheron
sales & lettings

Approximate total area(1)

141.1 m²

1519 ft²

Balconies and terraces

2.9 m²

31 ft²

Reduced headroom

0.1 m²

1 ft²

(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.

GIRAFFE360