



Peter Heron
Residential Sales & Lettings



Priestfield Close, Chapelgarth, Sunderland

Offers over £150,000







Finished to the highest of standards and with immaculate decor throughout, this beautifully presented three bedroomed semi detached home enjoys a peaceful cul-de-sac position on this estate which today, still proves to be very popular with families. Internally the property features a reception hall, lounge, dining room with open plan kitchen, conservatory (with a supalite roof), three first floor bedrooms and a bathroom. Benefiting from gas central heating and UPVC double glazing, the property externally has hard landscaped gardens to the front and rear and are ideal for those who require spacious gardens with little or no maintenance. In addition there is a drive providing off street parking for up to four cars and an attached brick garage. Perfect for all local amenities in particular Doxford International Business Park and the A19, the property is within easy reach of excellent schools and is sure to impress all who view!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC double glazed feature door to

Entrance Porch

Door to

Lobby

Lounge 11'10" x 15'9"



UPVC double glazed windows to front, understairs storage cupboard, double radiator, wood coloured flooring.

Kitchen 8'6" x 15'0"



Sharing a lovely open plan arrangement with the dining room, base and eye level units with stone colouring surfaces incorporating single drainer stainless steel sink unit, electric halogen hob with overhead extractor hood, built under electric oven, space and plumbing for automatic washing machine, integrated fridge, tiled splashbacks, wood coloured flooring, UPVC double glazed window to rear, open plan to

Dining Area

UPVC double glazed French doors leading out into

Conservatory 8'0" x 11'7"



Supalite roof, wood coloured flooring, radiator.

First Floor Landing

Two built in cupboards housing wall mounted gas combination boiler serving hot water and radiators.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 (front) 8'7" x 12'8"



Free standing wardrobes with sliding mirror fronted doors, UPVC double glazed window, radiator, wood coloured flooring.

Bedroom 2 (rear) 8'6" x 8'11" to front of fitted wardrobes



Fitted wardrobes with sliding mirror fronted doors, UPVC double glazed window, single radiator, wood coloured flooring.

Bedroom 3 (front) 6'2" x 8'3"



UPVC double glazed window, single radiator.

Bathroom



Low level WC, washbasin vanity unit and panelled bath with overhead shower and glass screen - white suite with part

MAIN ROOMS AND DIMENSIONS

UPVC lined walls, UPVC double glazed window, heated towel rail.

Outside



Block paved drive to front with off street parking for up to four cars leading to GARAGE with electric remote control roller shutter door, 8'10" x 17'0". Shared passage to side with gate providing access to landscaped enclosed rear gardens with a sunny position.

Important Notice

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect. 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.

Important Notice

All descriptions, dimensions, references to conditions and

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Viewing Fawcett Street

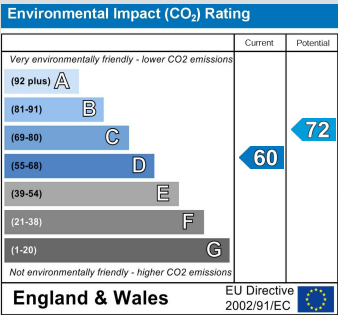
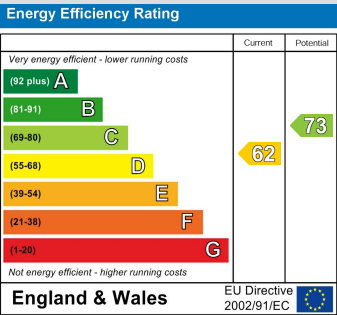
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323, Option1.

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.



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