









Occupying a delightful cul-sac position within this attractive modern development known as Marley Park, which sits equidistant from the City Centre, A19 and the Coast. The impressive interior is beautifully appointed throughout and on the ground floor includes a hall, lounge, kitchen/diner with French door to the rear garden and cloakroom/wc. To the first floor there is a spacious master bedroom, enjoying a dual aspect, two further well-proportioned bedrooms and a family bathroom/wc. Externally, there is a driveway to the front, an integral garage and generous south facing garden to the rear, laid mainly to lawn with a patio area and planted borders. Viewing essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Central heating radiator, double glazed windows and staircase to first floor,

Lounge 15'2" x 9'11"



Double glazed window to front, central heating radiator.

Kitchen/Diner 13'4" x 7'10"



Fitted with contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and gas hob, space has been provided for the inclusion of a fridge freezer and washing machine, central heating boiler is concealed behind a matching unit, double glazed French door to patio, double glazed window to rear, central heating radiator, tiled floor.

Cloakroom/WC



Low level WC and washbasin, central heating radiator, tiled floor.

MAIN ROOMS AND DIMENSIONS

First Floor Landing



Central heating radiator.

Bedroom 1 16'9" x 9'3"



Enjoying a dual aspect with double glazed windows to front and rear, central heating radiator.

Bedroom 2 8'10" into recess x 10'3" extending to 13'6" into



Approximate measurements as sloping ceiling. Double glazed window and central heating radiator.

Bedroom 3 11'7" x 6'11"



Double glazed window to rear and central heating radiator.

Bathroom



Fitted with a low level WC, pedestal washbasin and panel bath with mains shower over, chrome ladder style central heating radiator, part tiled walls and double glazed window.

Outside



Driveway to the front and an integral single GARAGE, access at the side to the generous south facing garden which is mainly laid to lawn with patio area and planted borders.

Garage

Which is accessible from the rear garden.

Council Tax Band

We have been advised by our Clients this property is Council Tax Band B and the Local Authority is Sunderland

MAIN ROOMS AND DIMENSIONS

City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1

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. 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 £179.00 by Movewithus Ltd. 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 Part 2

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.

Sea Road Viewings

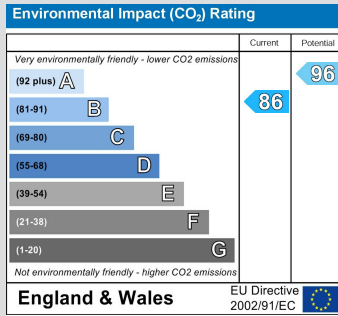
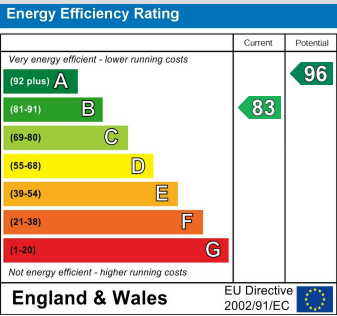
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Visit www.peterheron.co.uk or call 0191 510 3323