









A beautifully presented and well modernised two bedroom semi detached home occupying a quiet head of cul-de-sac position with delightful gardens to the rear, a large drive to the side for off street parking for numerous cars. Situated within this sought after development sitting close to a good range of local amenities and the A19, the property internally offers accommodation comprising entrance hall, lounge/dining room, kitchen, two first floor bedrooms and a bathroom. Sure to appeal to first time buyers and those looking to downsize this beautiful home is sure to demand considerable interest and can only be fully appreciated upon internal inspection.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Radiator, stairs to the first floor and door to lounge.

Lounge/Dining Area 13'3" x 8'6" + 11'9" x 5'10"



Double glazed window to the front and side elevations, 2x radiators, storage cupboard and door to kitchen.

Kitchen 11'8" x 7'10"



Modern kitchen fitted with and range of high gloss wall and base units with counter tops over incorporating a single bowl sink and drainer unit with mixer tap. Integrated appliances include an oven, gas hob and extractor hood, dishwasher and fridge freezer. Space for washing machine. Double glazed window and UPVC door to rear.

First Floor Landing

Bedroom 1 10'2" x 10'0" into wardrobes



Double glazed window to rear, radiator and built in wardrobes and drawers.

Bedroom 2 9'8" x 9'4" into wardrobes



Double glazed window to front, radiator and fitted wardrobes.

Bathroom



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

Outside



Garden to the front with driveway providing off street parking leading to garage. Delightful rear garden with decked seating areas and gravelled areas.

Tenure

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

Council Tax Band

The Council Tax is Band C.

Important Notice

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

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MAIN ROOMS AND DIMENSIONS

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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.

Viewings

To arrange an appointment to view this property contact our Sea Road branch on 0191 5106116.

Opening Times

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

Ombudsman

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

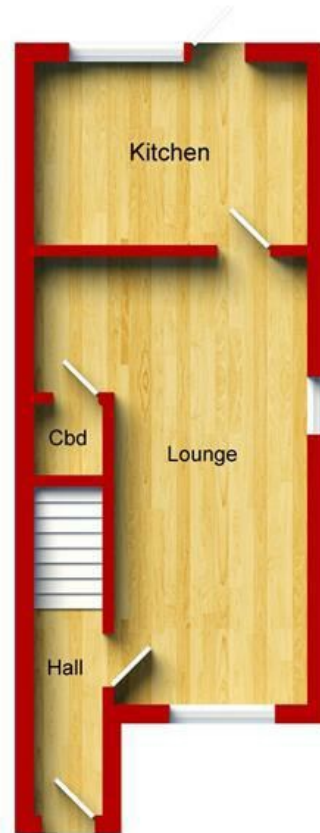


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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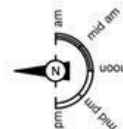
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Ground Floor
Approximate Floor Area
(31.60 sq.m)



First Floor
Approximate Floor Area
(30.30 sq.m)



12 Calthwaite Close