









Enjoying a lovely set back position fronting onto an attractive green and just a stones throw from the recently refurbished Hylton Castle, this delightful double fronted larger style three bedroom semi offers an excellent opportunity to those families who wish to be set midway between the A19, City Centre and coast. Available with no upward chain, the property internally comprises lounge, dining kitchen, three generous first floor bedrooms and a bathroom and externally has gardens to the front and rear with parking offered to bays at the front of the property and the rear cul-de-sac. Tastefully appointed throughout the property benefits from gas central heating and UPVC double glazing and is ideal for all local amenities.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall

Single radiator, laminate flooring, dado rail, part glazed door to

## Living Room 11'3" x 16'11"



UPVC double glazed oriel bay window to front overlooking gardens and green beyond, double radiator, feature fireplace with Louis style surround, marble insert and hearth, wood effect laminate flooring, UPVC double glazed French doors providing access onto a large timber decked seating area overlooking enclosed rear gardens, halogen lights to ceiling, wall lights to alcoves.

## Breakfasting Kitchen 10'0" x 17'1"



Good selection of base and eye level units with granite coloured working surfaces incorporating single drainer stainless steel sink unit with pedestal mixer tap, integrated appliances include a gas hob with built under electric oven and overhead extractor hood, whilst there is space and plumbing for automatic washing machine and space for fridge freezer, double radiator, UPVC double glazed windows to both front and rear aspects, door leading out into rear enclosed garden. Tile effect laminate flooring, tiled splashbacks, Dining Area with double radiator, large understairs storage cupboard housing wall mounted gas combination boiler serving hot water and radiators.

## First Floor Landing

UPVC double glazed window to rear and single radiator, access point to loft.

## Bedroom 1 (front) 10'7" x 9'4"



Fitted wardrobes and overhead cupboards, UPVC double glazed window to front, single radiator.

## Bedroom 2 (front) 9'4" x 12'3"



UPVC double glazed window to front, double radiator, fitted

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# MAIN ROOMS AND DIMENSIONS

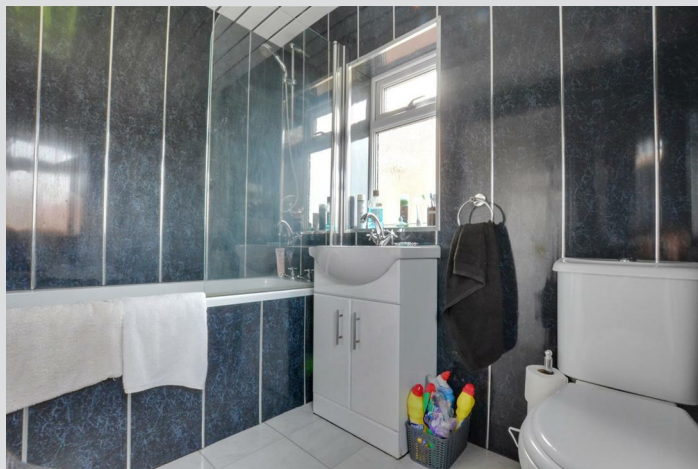
wardrobes with sliding mirror fronted doors, bulk head cupboard, laminate flooring.

## Bedroom 3 (rear) 8'7" x 7'6"



UPVC double glazed window to rear, single radiator, fitted shelving.

## Bathroom



Low level WC, washbasin vanity with cupboards under, panel bath with overhead shower and glass screen - white suite with UPVC lined walls and ceiling, halogen downlights, UPVC double glazed windows to rear and side, tile effect laminate flooring, double radiator.

## Outside



Attractive gardens to the front with brick/wrought iron perimeter wall and gate. The property occupies a corner site and enjoys wonderful enclosed gardens to the rear with an impressive raised timber decked seating area accessed directly from the kitchen and living room with raised planters and lawns, whilst there is also a large timber shed perfect to be used as workshop and at the side of the property additional space for wheelies bins etc. From the rear

gardens there is a single gate providing access to a useful communal cul-de-sac which is ideal for parking cars whilst there is also additional parking to the parking bays to the front of the green at the front.

## Council Tax Band

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

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# MAIN ROOMS AND DIMENSIONS

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

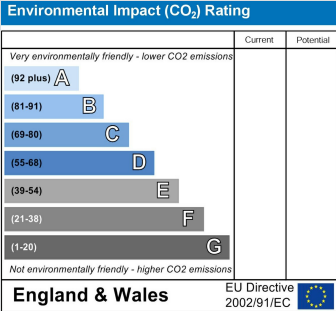
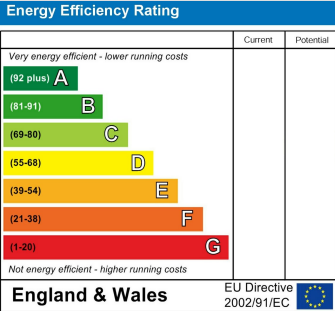
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.



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