







peterheron
sales & lettings



A superb modern three bedroom semi detached home offering a "Turnkey" living space with the added bonus of south and west facing gardens to the side and rear together with a double drive to the front.

Providing surprisingly spacious internal living accommodation which is decorated to a high standard throughout, the property internally comprises a reception hall with ground floor WC, living room, open plan kitchen/diner, three well proportioned bedrooms and a bathroom.

Benefiting from gas central heating and double glazing, the property is situated along Cowdray Road in a small bespoke development of similar style houses perfect for first time buyers and families. Walking distance to Hylton Castle and Hylton Castle Dean, Ofsted approved primary/secondary schools, local shops, business parks, gyms and regular bus links to Newcastle Upon Tyne and Sunderland at the top of the street. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite entrance door to hall.

Entrance Hall



Ground Floor WC



Low level WC and washbasin.

Lounge 13'9" x 15'9" maximum



Radiator, double glazed window to the front elevation, stairs to first floor. Open plan into kitchen/diner.

Kitchen/Diner 15'8" x 11'10"



Range of wall and base units with countertops over incorporating a 1 ½ bowl ceramic sink and drainer unit, integrated gas cooker and hob with overhead extractor fan, integrated fridge/freezer, marble tiles, storage cupboard, double radiator, double glazed French doors to the rear.

First Floor Landing

Access to partially boarded loft space via ladder.

Bedroom 1 13'3" x 9'2" maximum



Double glazed window to front and radiator.

Bedroom 2 8'9" x 12'4"



Double glazed window to rear and radiator.

Bedroom 3 8'8" x 6'7"



Double glazed window to rear and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and panel bath with overhead shower, radiator, double glazed window to front and storage cupboard.

Outside



Generous gardens to the front and rear, benefitting from decked and lawned areas and a double drive providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

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

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.

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Sea Road Viewings

To arrange an appointment to view this property please contact our Fawcett Street 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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MAIN ROOMS AND DIMENSIONS



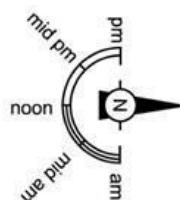
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City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS



Ground Floor
Approximate Floor Area
(38.15 sq.m)



First Floor
Approximate Floor Area
(38.15 sq.m)