









This outstanding, fully refurbished, modern style three bedroom mid terraced offers superb accommodation, ideal for those first time buyers who require a "turn key" property situated along the A19 corridor. The property occupies a sought after position at the desirable Hylton Lane end of the estate and offers beautifully appointed and tastefully decorated internal accommodation comprising reception hall, living room, open plan dining room and kitchen, three first floor bedrooms and a bathroom and externally has a drive to front and enclosed gardens to the rear. Something quite special; the property is finished to a very good standard throughout and would make the perfect first home for any discerning purchaser. Viewing is a must!

MAIN ROOMS AND DIMENSIONS

Ground Floor

UPVC door into entrance hall.

Hallway

Double radiator and under stairs storage cupboard.

Living Room 11'10" x 11'5" (into alcoves and bay)



UPVC double glazed bay window to the front and a double radiator.

Breakfasting Kitchen 16'2" x 8'4"



Fitted with wall and base units with work surfaces over incorporating sink and drainer unit. Integrated appliances including fridge freezer, extractor hood, washing machine and tumble dryer with space provided for free standing oven. Concealed gas boiler behind matching kitchen cupboard, tiled splashbacks and breakfast bar. Double radiator and double glazed French doors and window to the rear of the property.

First Floor Landing

Spindle staircase, single radiator and access to the loft.

Master Bedroom 14'8" x 9'2"



2 x single radiators and double glazed windows to the rear.

Bedroom 2 10'9" x 7'9"



Single radiator and double glazed window to the front.

Bedroom 3 10'2" x 7'11"



Single radiator and double glazed window to the front.

Bathroom



Fitted with low level WC, pedestal sink unit, panelled bath with shower head over, tiled walls, double radiator and UPVC double glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a driveway providing off-street parking, whilst to the rear there is a paved patio area, manicured lawn and access to the front.

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

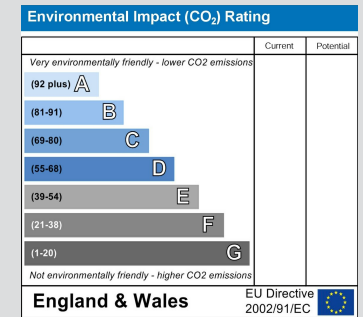
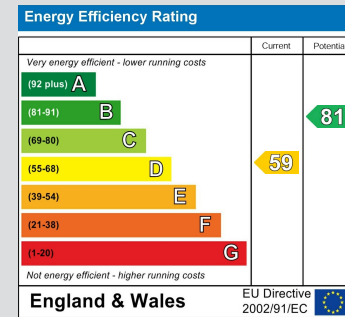
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



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