









Sitting on a corner plot with a drive and garage to the side, this popular style three bedroom semi detached home offers an exciting opportunity to first time buyers and families alike, and is available with no upward chain.

Enjoying a lovely open plan arrangement to the ground floor, the property features a living room with media wall, modern fitted kitchen with island, three first floor bedrooms and a bathroom whilst it benefits from gas central heating and UPVC double glazing. With gardens to the front and side, the property is located close to periphery of Hylton Castle estate, just off Ferryboat Lane and perfectly positioned for the A19 making it ideal for commuting, Nissan, Amazon and Doxford International Business park. Internal inspection unreservedly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Porch

Double glazed windows to front and side. UPVC door into lounge.

Lounge



Double glazed bay window to front, radiator, stairs to first floor and Media wall with built in electric fire. Open plan into dining kitchen.

Dining Kitchen



Range of wall and base units with countertops over. Integrated oven with gas hob and cooker hood and a fridge/freezer. 3 seater island with wood effect countertop over incorporating a single bowl under mount sink and drainer with mixer tap. Radiator, storage cupboard, double glazed windows and UPVC door to rear.

First Floor Landing



Double glazed window to side and access point to loft.

Bedroom 1 10'5" x 13'6"



Double glazed window to front and radiator.

Bedroom 2 10'4" x 9'11"



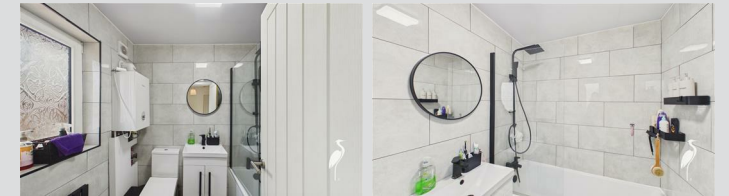
Double glazed window to rear and radiator.

Bedroom 3 6'11" x 10'0"



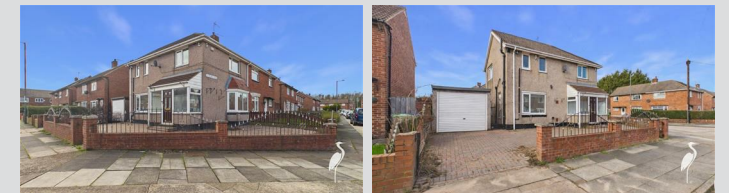
Double glazed window to front, radiator and built in storage.

Bathroom



Low level WC, washbasin set into vanity unit and bath with waterfall shower over, radiator, double glazed window and wall mounted boiler.

Outside



Block paved garden to the front and side with driveway providing secure off street parking. Garage.

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

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

MAIN ROOMS AND DIMENSIONS

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 - Particulars

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 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.

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.

Sea Road Viewings

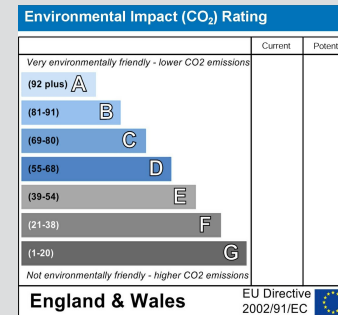
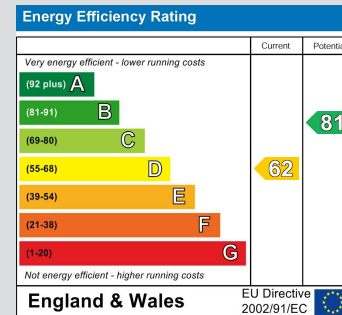
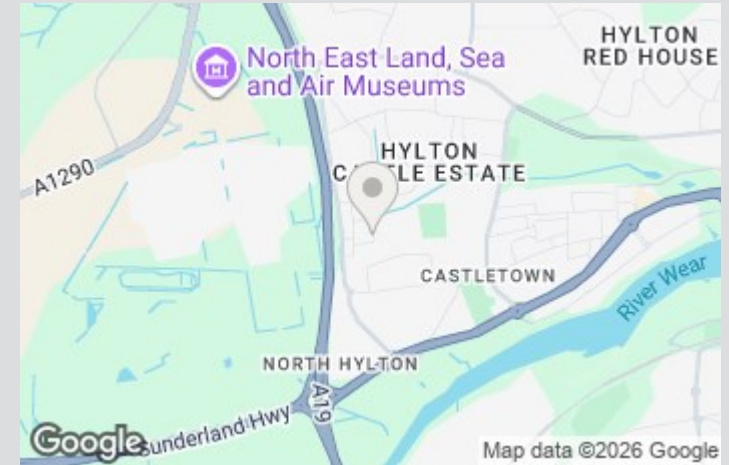
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

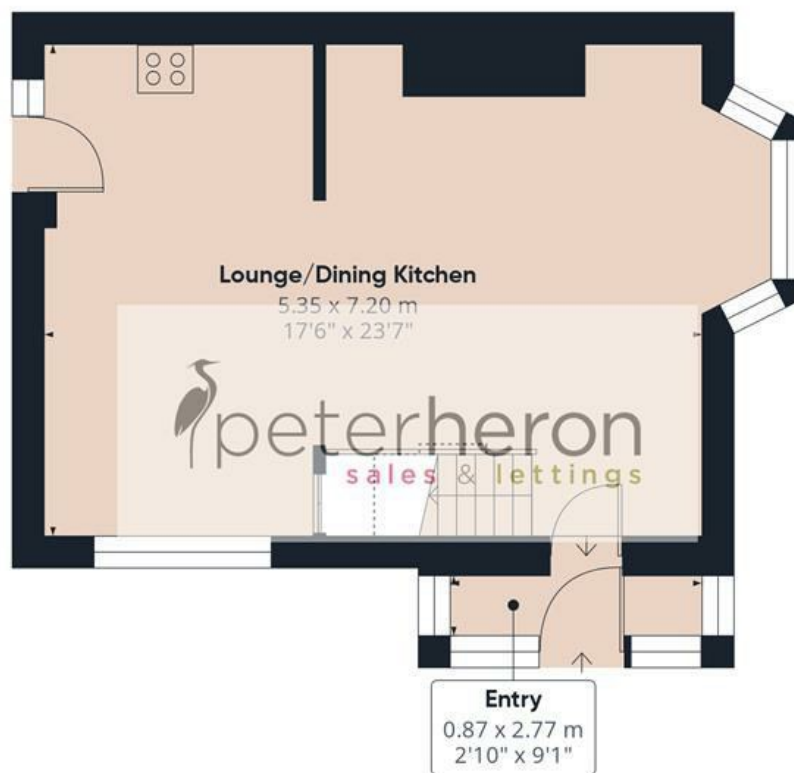
Ombudsman

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

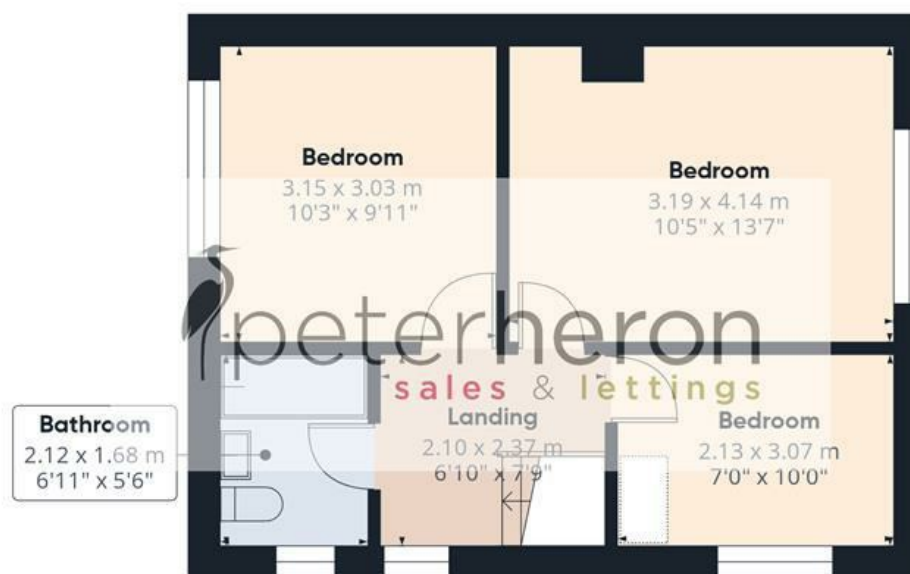


Visit www.peterheron.co.uk or call 0191 510 3323

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



Ground Floor



First Floor



Approximate total area⁽¹⁾

78.4 m²

844 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360