









An impressive four bedroom link detached house, occupying an attractive cul-de-sac position within the highly regarded Fulford Grange development, close to local amenities, shops and schools. Internally the property comprises entrance hall, lounge, sun room overlooking rear gardens, superb modern kitchen/diner and a useful utility room to the ground floor. On the first floor there are four bedrooms, en-suite shower room and a fabulous contemporary bathroom, incorporating a shower enclosure. Externally to the front of the property there is a block-paved driveway providing off street parking and an integral garage, whilst to the rear there is a delightful garden with an outbuilding currently being utilised as an office. Providing easy access to Sunderland City Centre, Amazon, Doxford International Business Park and Nissan as well as offering connections to major road links including the A19. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall



Column radiator, double glazed window to side and doors to lounge.

Lounge 15'6" x 13'2"



Double glazed window to front, radiator and electric fire, solid oak flooring. Open plan into kitchen/diner.

Kitchen/Diner 9'8" x 16'6"



Range of modern wall and base unit with countertops over incorporating a single bowl under-mount sink and drainer unit with chrome mixer tap. Integrated appliances include two ovens, five burner gas hobs and hood. Underfloor heating throughout. Double glazed window to rear, column radiator and large pantry cupboard. Door to utility and open onto sun room.

Sun Room 11'9" x 7'1"



Double glazed windows and double glazed UPVC bi-fold doors leading to garden. Solid oak flooring.

Utility 7'1" x 7'11"



Wall and base units with countertops over proofing space for an American style fridge freezer, washing machine and tumble dryer. Cupboard housing wall mounted boiler, radiator and UPVC door to rear. Door to garage.

First Floor Landing



Access point to loft and radiator.

Bedroom 1 13'6" x 9'7"



Double glazed window to front and radiator.

Bedroom 2 15'10" x 7'5"



Double glazed window to front, two radiators and access point to loft space 1. Door to en-suite.

En-Suite Shower Room



Low level WC, washbasin and shower cubicle, chrome heated towel rail and double glazed window to rear.

Bedroom 3 11'10" x 9'1"



Double glazed window to rear and radiator. Access point to loft space 2.

Visit www.peterheron.co.uk or call 01915106116

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

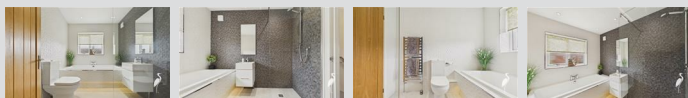
MAIN ROOMS AND DIMENSIONS

Bedroom 4 7'4" x 6'7"



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

Bathroom



Modern suite featuring a tiled inset bath with illuminated plinth, walk in shower, low level wc and hand wash basin set into vanity unit. Chrome heated towel rail and double glazed window to rear. Underfloor heating.

Loft Space 1



Velux window.

Loft Space 2



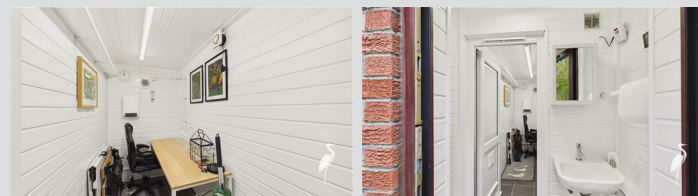
Velux window.

Outside



Generous block paved driveway to front providing multiple off street parking options. Attractive rear garden with paved and gravelled areas benefitting from a greenhouse and outbuilding.

Outbuilding



Fully tiled and clad with built in electric and a hand wash basin. Multifunctional space currently utilised as an office.

Council Tax Band

The Council Tax Band is Band C.

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

Visit www.peterheron.co.uk or call **01915106116**

MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Sea Road Viewings

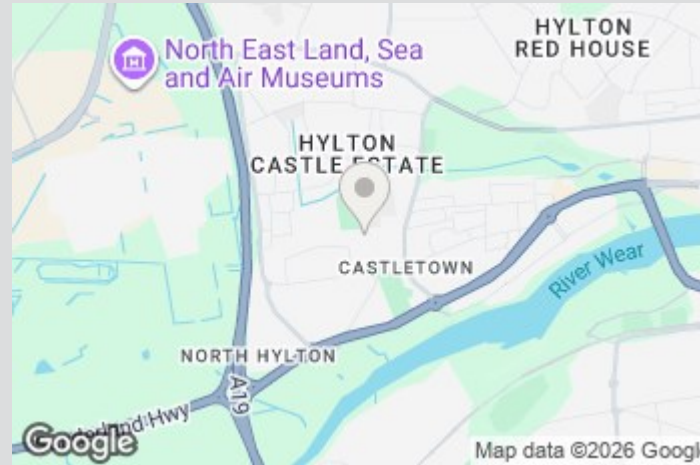
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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	

Visit www.peterheron.co.uk or call **01915106116**



Ground Floor

Approximate total area⁽¹⁾

67.4 m²
726 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

