Warwick Drive, East Herrington, Sunderland

£189,950

This superb three bedroom semi-detached house is situated within this sought after area of East Herrington and provides an immaculate standard of accommodation. Internally comprising of an entrance porch that leads through to a hall with staircase to the first floor, an open plan lounge through dining room with patio style doors to an attractive sun room. The breakfasting kitchen is fitted with an impressive range of contemporary units, breakfast bar and a selection of integrated appliances. To the first floor there are three bedrooms and a superb, contemporary bathroom/wc. Externally there is a block paved driveway to the front, an attached garage and pleasant low maintenance garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links, including major road networks with the A19 and A690. Viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch

Double glazed windows to front and side and inner door to hall.

Entrance Hall

Stairs to first floor with storage under and radiator.

Lounge 12'4" x 23'11"

Double glazed bay window to front, radiator and feature mantle. Open plan into dining room.

Dining Room 12'4" x 23'11"

Radiator and double glazed sliding patio door to conservatory.

Sun Room 7'11" x 5'5"

Double glazed windows and UPVC door to rear.

Breakfasting Kitchen 17'4" x 8'2"

Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven with electric hob and hood and a microwave. Space for fridge freezer and washing machine. Two double glazed windows and UPVC door to rear. Radiator, pantry cupboard and door to garage.

First Floor Landing

Double glazed window to side, access point to loft and storage cupboard.

Bedroom 1 8'11" x 12'8"

Double glazed window to front, built in mirrored fronted sliding door wardrobes and radiator.

Bedroom 2 8'1" x 10'11"

Double glazed window to rear, built in sliding door mirrored fronted wardrobes and radiator.

MAIN ROOMS AND DIMENSIONS

Bedroom 3 7'9" x 9'8"

Double glazed window to front, radiator and storage cupboard.

Bathroom

Bath with dual head waterfall shower over and vanity unit comprising low level WC and hand wash basin. Chrome heated towel rail and double glazed window to rear.

Outside

Garden to the front with driveway proving off street parking leading to garage. Low maintenance paved rear garden with gravelled areas and a side gate to access front.

Garage
Access via up and over shutter door with inner door to kitchen.

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.

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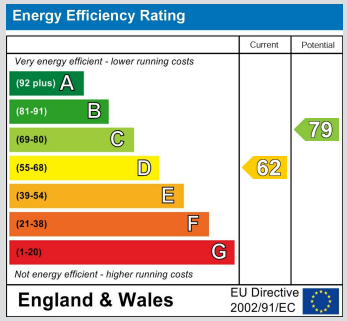
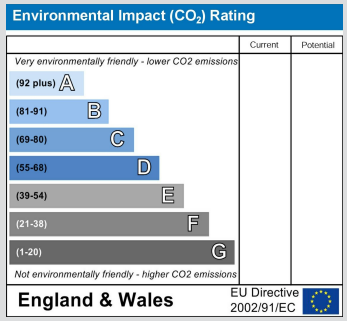
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

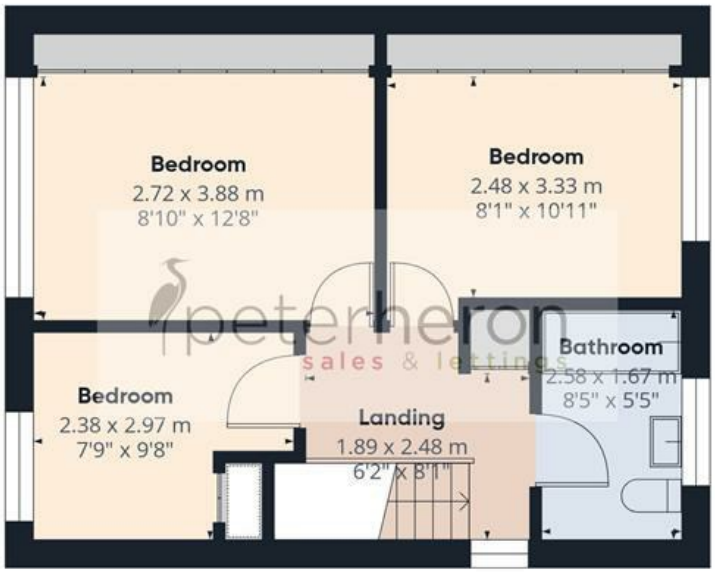
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





Ground Floor



First Floor

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Approximate total area(1)

103.9 m²

1118 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.

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