Friarsfield Close, Chapel Garth, Sunderland

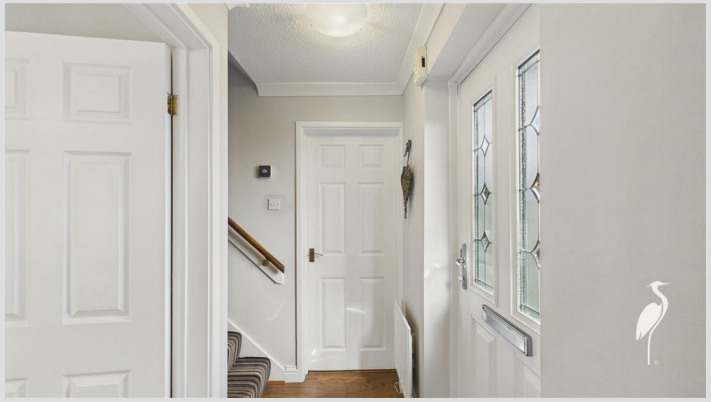
£255,000

An immaculately presented four bedroom detached house occupying a superb position within this ever popular and convenient location. Internally the attractive accommodation includes a hall with staircase to the first floor, a cloakroom/wc, a spacious lounge and a delightful conservatory. There is a fitted kitchen that opens through to a dining room. On the first floor there are four well-proportioned bedrooms and an impressive contemporary family bathroom/wc with a bath and shower cubicle. Externally, to the front of the property there is a lawned garden with a generous block-paved driveway providing ample off street parking and access to a single garage whilst to the rear is a beautiful, landscaped garden with a paved patios, decking and established planting. The property is ideally placed for access to local amenities, shopping facilities and schools as well as offering excellent access to Doxford International Business Park and major road connections. No upward chain, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via Composite entrance door.

Entrance Lobby



Radiator and stairs to first floor.

Lounge 21'7" x 11'0"

Double glazed box bay window to front elevation, two radiators and fireplace. Door to kitchen and UPVC double glazed sliding patio door to conservatory.

Conservatory 10'7" x 8'9"

Double glazed windows and UPVC door to rear. Electric heater.

Dining Room 8'5" x 9'6"

Double glazed window to side, radiator and storage cupboard. Archway into kitchen.

Kitchen 9'2" x 12'9"

Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with five burner gas hob and hood and a wine store. Space for a fridge freezer and washing machine. Double glazed window and UPVC door to rear.

Cloakroom/WC

Low level wc, wash basin and double glazed window to front.

First Floor Landing

Bedroom 1 11'5" x 11'1"

Double glazed window to front, radiator and built in furniture. Access point to loft.

Bedroom 2 11'6" x 9'11"

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

MAIN ROOMS AND DIMENSIONS

Bedroom 3 9'9" x 8'3"

Double glazed window to rear, radiator and built in furniture.

Bedroom 4 9'10" x 6'5"

Double glazed window to rear and radiator.

Bathroom

Bath, shower cubicle, low level wc and wash basin. Chrome heated towel rail and double glazed window.

Outside

Garden to the front with block paved driveway leading to detached garage and steps up to the front door. To the rear there is delightful multi level garden with paved, decked and gravelled areas. Side gate to access the front of the property.

Garage 16'9" x 10'1"
Access via electric roller shutter door.

Council Tax Band
The Council Tax Band is Band D.

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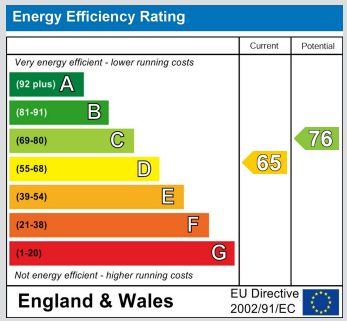
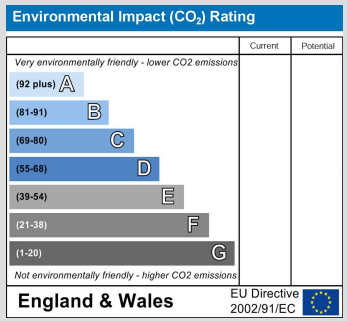
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

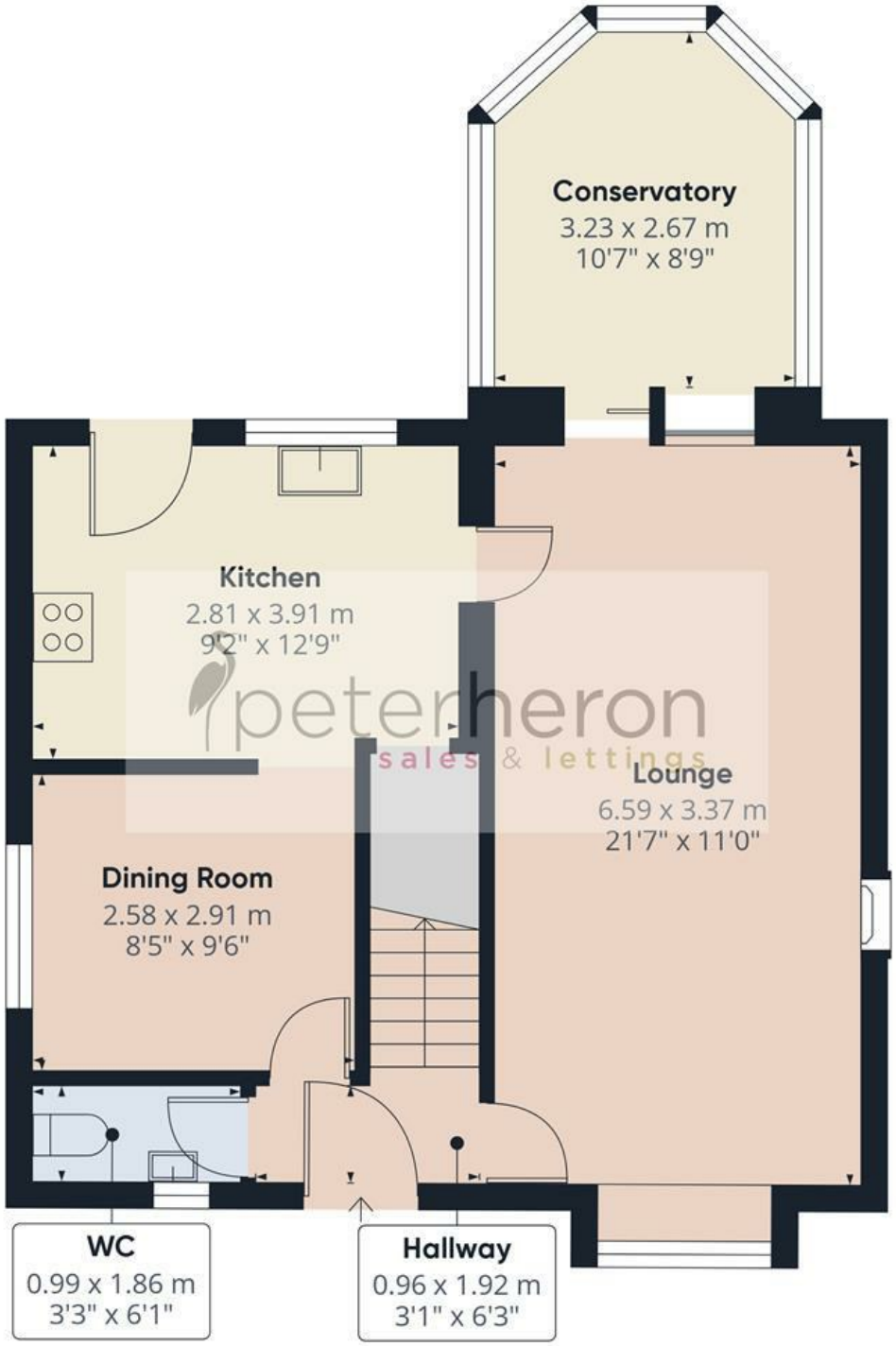
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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





MAIN ROOMS AND DIMENSIONS



Ground Floor

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Approximate total area(1)

56.4 m²

607 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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