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Charter Drive, East Herrington, Sunderland

Offers over £280,000











An extended four bedroom semi-detached house, upgraded and remodelled by our client to provide a most impressive standard of accommodation within this sought-after area of East Herrington. Internally the immaculate interior on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge with a bay window to the front and to the rear, a fabulous open plan living, dining and kitchen area, spanning the width of the property. The kitchen is fitted with an excellent range of stylish units, an island and a selection of integrated appliances. Completing the ground floor accommodation is a cloakroom/wc. To the first floor there are four bedrooms and a modern shower room/wc. Externally there is a garden to the front with a generous driveway, an integral single garage and a delightful 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. We highly advise early viewing to appreciate the location and quality of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch
Inner door to hallway.

Reception Hall




Stairs to first floor with storage under and radiator.

Lounge 13'10" x 11'10"




Double glazed bay window to front and radiator.

Open Plan Living/Dining & Kitchen Area 11'0" x 28'8"




Living Area





Radiator.

Dining Area



2x double glazed windows and UPVC French patio doors to rear.

Kitchen Area






Range of modern wall and base units with wood effect countertops over incorporating 1 1/2 bowl sink and drainer with stainless steel mixer tap. Integrated oven, 5 ring electric induction hob, microwave, fridge freezer, tumble dryer and dishwasher. Feature island with integrated bin, wine fridge and washing machine. Double glazed window to rear elevation, radiator and open into rear hall.

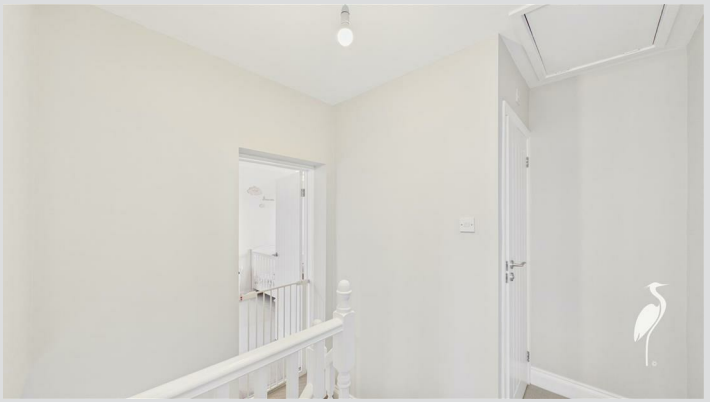
Rear Hall
Doors to garage and cloakroom/WC.

Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator and double glazed window.

First Floor Landing



Access point to loft.

MAIN ROOMS AND DIMENSIONS

Bedroom 1 23'2" x 9'1"



2x double glazed windows to front and rear, and 2x radiators.

Bedroom 2 14'5" x 10'11"



Double glazed bay window to front and radiator.

Bedroom 3 10'10" x 10'10"



Double glazed window to rear and double radiator.

Bedroom 4 10'6" x 7'4"



Double glazed bay window to front and double radiator.

Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit, walk in waterfall shower, chrome heated towel rail, storage cupboard and double glazed window.

Outside



Garden to the front with driveway providing off street parking leading to integral garage, whilst to the rear mature gardens mainly laid to lawn.

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.

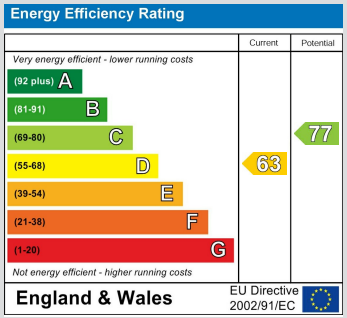
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this

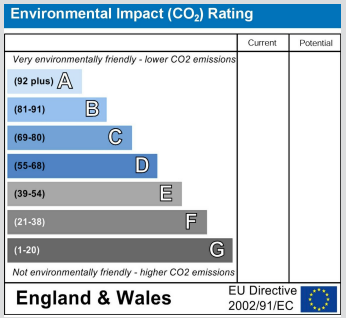
property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance 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 their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

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

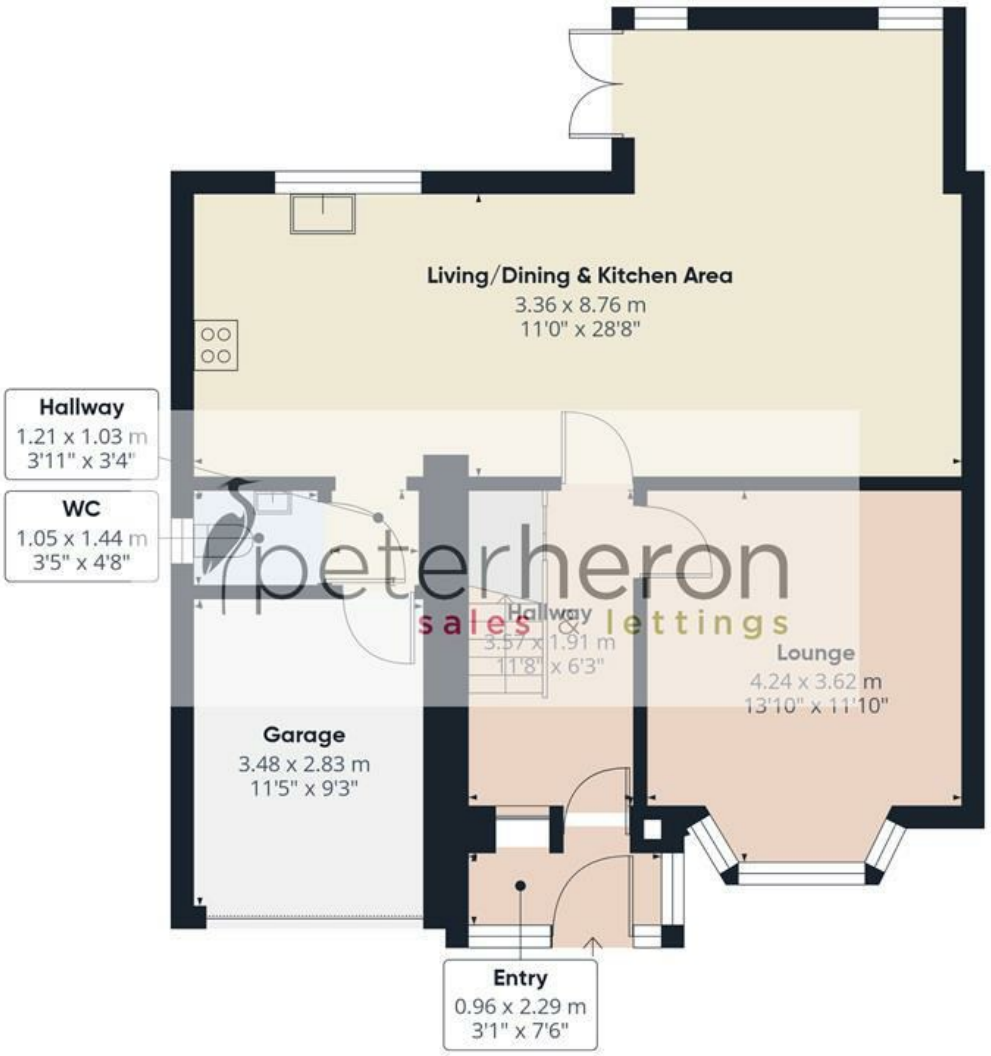
Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



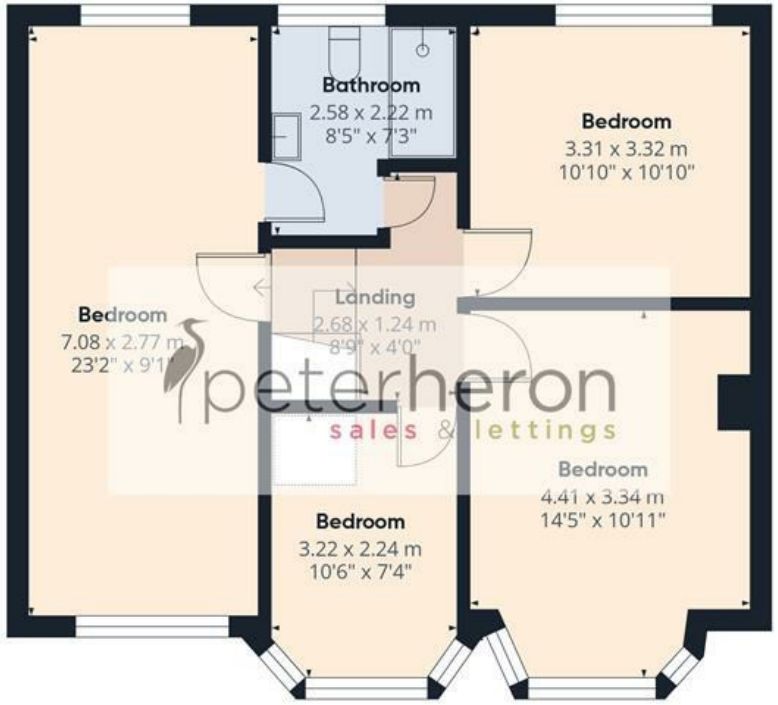




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Ground Floor



First Floor

Approximate total area(1)

130.4 m²

1402 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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