Kirkhill, Beckwith Green, Sunderland

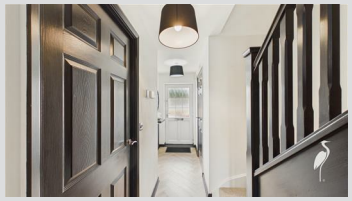
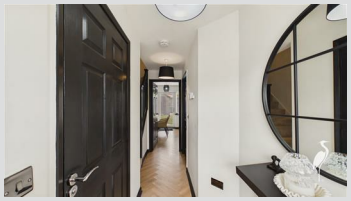
£160,000

A beautifully presented three bedroom mid link, occupying a delightful cul-de-sac position within this ever popular and convenient location. Internally the modern, stylish accommodation includes an entrance hall with a cloakroom/wc, an attractive lounge, kitchen/diner with French doors to the garden, three bedrooms, en-suite shower room/wc and a bathroom/wc. Externally, there are gardens to the front and rear. 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 UPVC double glazed entrance door.

Entrance Hall

Stairs to first floor and radiator.

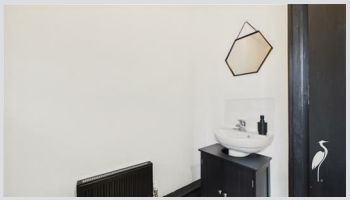
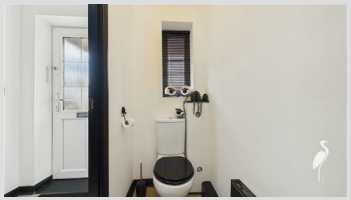
Lounge 9'10" x 13'7"

Double glazed window to front and radiator.

Kitchen/Diner 16'2" x 9'4"

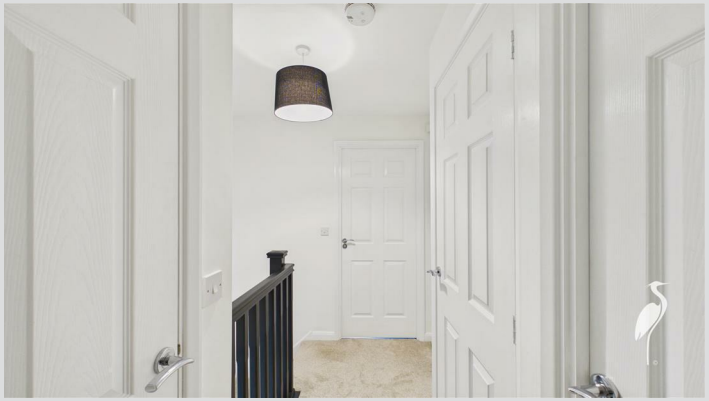
Range of wall and base units with countertops over incorporating a single bowl sink and drainer unit with mixer tap. Space for an oven, American style fridge freezer, washing machine and tumble dryer. Radiator and storage cupboard. Double glazed window and UPVC double glazed door to rear.

Cloakroom/WC

Low level wc and wash basin, radiator and double glazed window.

First Floor Landing



Two storage cupboards and access point to loft.

Bedroom 1 9'5" x 10'3"

Double glazed window to front and radiator. Door to en-suite.

En-Suite Shower Room

Low level WC, washbasin and shower cubicle.

Bedroom 2 8'10" x 9'7"

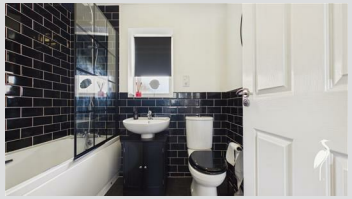
Double glazed window to rear and radiator.

Bedroom 3 6'5" x 7'1"

Double glazed window to front and radiator.

MAIN ROOMS AND DIMENSIONS

Bathroom



Bath with dual head waterfall shower over, low level wc and wash basin. Radiator and double glazed window

Outside

Gardens to the front and rear.

Council Tax Band
The Council Tax Band is Band B.

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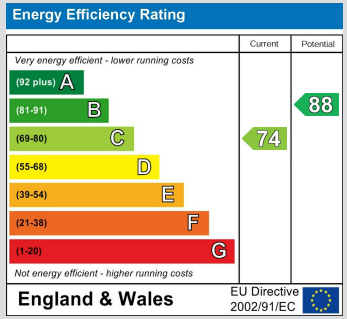
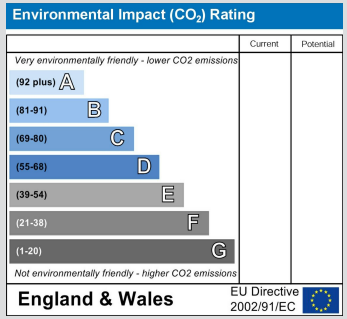
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.





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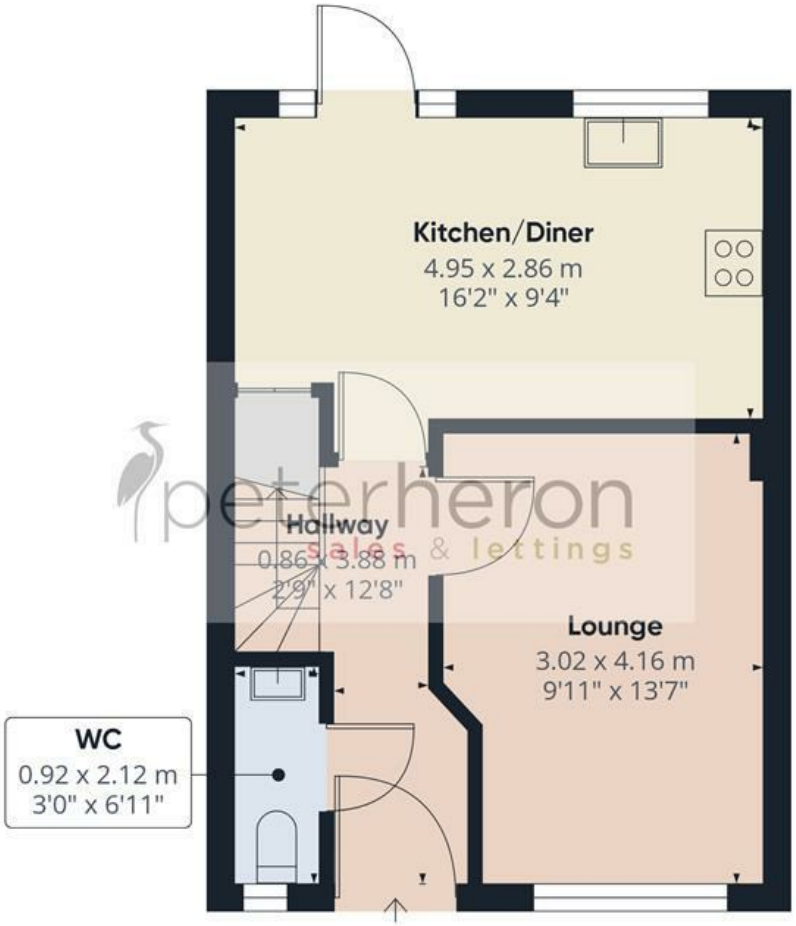
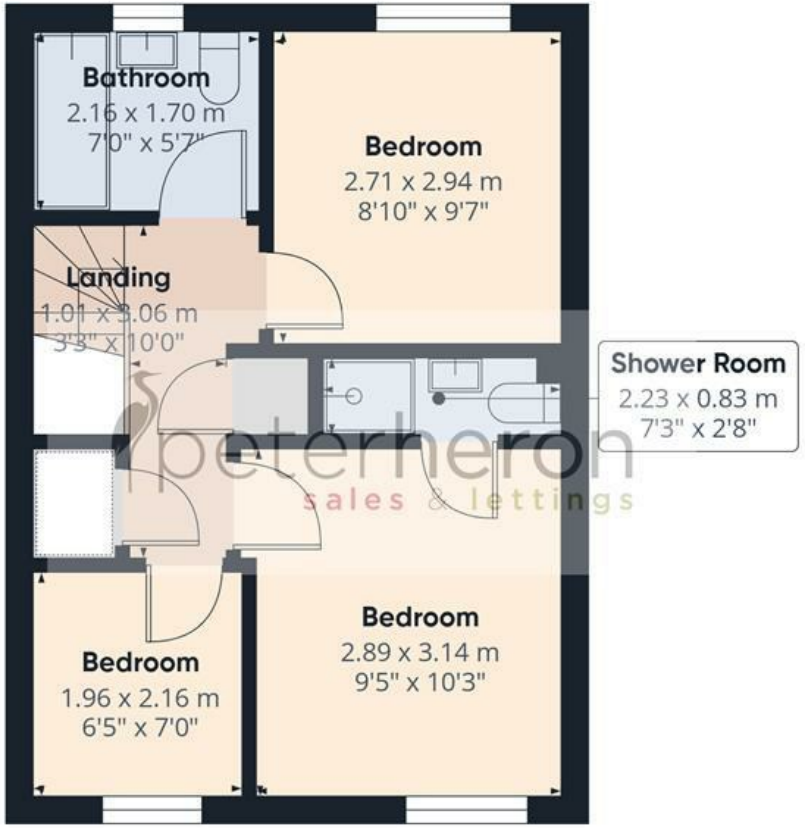


Ground Floor



First Floor

Approximate total area(1)

65.3 m²

702 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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