



3 Bedrooms

Situated in a highly sought-after modern development in Philadelphia this beautifully presented three-bedroom family home offers stylish accommodation arranged over three spacious floors. Finished to an exceptional standard throughout this property is ready to move straight into and would be perfect for families, first-time buyers or professionals alike.

The ground floor briefly comprises a welcoming entrance hallway, a contemporary fitted kitchen with modern units and integrated appliances and a bright and spacious lounge/dining area with French doors opening onto the rear garden creating an ideal space for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms and a modern family bathroom fitted with a sleek white suite.

Occupying the entire top floor is an impressive principal bedroom suite, offering generous space, excellent natural light and a private feel.

Externally, the property benefits from a driveway to the front providing off-street parking. To the rear is a substantial enclosed garden offering a perfect outdoor space for families, entertaining, or future landscaping potential.

Located in a popular residential area the home enjoys convenient access to local amenities, schools and transport links making it an ideal location for commuters.

Early viewing is highly recommended to appreciate the quality, space and superb location this property has to offer.

Yellowrattle Way

Philadelphia, DH4

Offers in the region

£194,000

EPC Rating: B



Reception:

12' x 14'9" (3.66m x 4.5m)

Carpeted Flooring, Media Wall, UPVC Window, Radiator

Kitchen:

9' x 11'10" (2.74m x 3.6m)

Vinyl Flooring, UPVC Window, UPVC French Doors, Wall and Base Units, Gas Hob with Oven and Extractor Hob, Stainless Steel Sink with Drainer and Mixer Tap, Integrated Appliances, Radiator



W/C:

3'8" x 4'4" (1.12m x 1.32m)

Vinyl Flooring, W/C, Washbasin with Mixer Tap, Radiator

Bedroom 1:

8'5" x 16'6" (2.57m x 5.03m)

Carpeted Flooring, Fitted Wardrobes, Skylight, Radiator

En Suite:

6'6" x 11'1" (1.98m x 3.38m)

Vinyl Flooring, Part Tiled Walls, Skylight, W/C, Shower Cubicle, Washbasin with Mixer Tap, Radiator



Bedroom 2:

8'11" x 11'10" (2.72m x 3.6m)

Carpeted Flooring, UPVC Window, Radiator

For additional information and full photo gallery please visit www.hegartysestateagents.co.uk



Bedroom 3:

10'6" x 11'11" (3.2m x 3.63m)

Carpeted Flooring, UPVC Window, Radiator

Bathroom:

5'7" x 8' (1.7m x 2.44m)

Vinyl Flooring, Part Tiled Walls, W/C, Panelled Bath, Washbasin with Mixer Tap, Radiator

EPC: B

Council Tax Band: B, Sunderland

Parking: Driveway



Disclaimer:

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Viewing Arrangements:

To arrange an appointment to view this property, please contact us on 01915124940.

hours are:

Monday to Friday 9.00a.m. to 5.00pm. / Saturday 9.00a.m. to 12.00pm.

Tenure - Freehold

Viewing - By appointment through Hegarty's



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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