



3 Bedrooms

Nestled within a highly sought-after modern development this stunning three-bedroom semi detached home offers beautifully presented accommodation throughout, combining contemporary style with spacious family living. Immaculately maintained and finished to an exceptional standard, this truly is a home ready to move straight into.

Upon entering, you are welcomed by bright and airy interiors that create a warm and inviting atmosphere. The generous living accommodation has been thoughtfully designed to maximise both space and natural light making it ideal for modern family life. The stylish kitchen provides the perfect setting for both everyday living and entertaining, while the spacious lounge offers a relaxing retreat.

To the first floor are three well-proportioned bedrooms including a superb principal bedroom with en-suite together with a beautifully appointed modern family bathroom all finished with quality fixtures and fittings.

Externally, the property continues to impress with a stunning landscaped rear garden providing the perfect space for outdoor entertaining, family enjoyment or simply relaxing in the warmer months.

Ideally located within easy reach of highly regarded schools, local shops, Doxford International Business Park and excellent transport links, this exceptional home is perfectly positioned for commuters travelling to Sunderland, Newcastle and Durham.

Offering stylish interiors, generous accommodation and a fantastic location this outstanding semi detached home is certain to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the quality, space and finish this beautiful home has to offer.

Orchard Court

Sunderland, SR3

Asking Price:

£250,000

EPC Rating: B



Reception:
10'6" x 17'6" (3.2m x 5.33m)

Kitchen:
10'10" x 17'5" (3.3m x 5.3m)

Utility Room:
5'3" x 4'7" (1.6m x 1.4m)

W/C:
4'5" x 5'4" (1.35m x 1.63m)

Master Bedroom:
10'11" x 12'6" (3.33m x 3.8m)

En-Suite:
5'1" x 8'1" (1.55m x 2.46m)

Bedroom Two:
10'10" x 13'11" (3.3m x 4.24m)



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



Bedroom Three:
8'1" x 11'7" (2.46m x 3.53m)

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

SERVICES:

We are advised by the seller that the property has mains provide gas, electricity, water and drainage.

MAINTENANCE/SERVICE CHARGES- none

PARKING ARRANGEMENTS: Off Street

WATER METER: YES

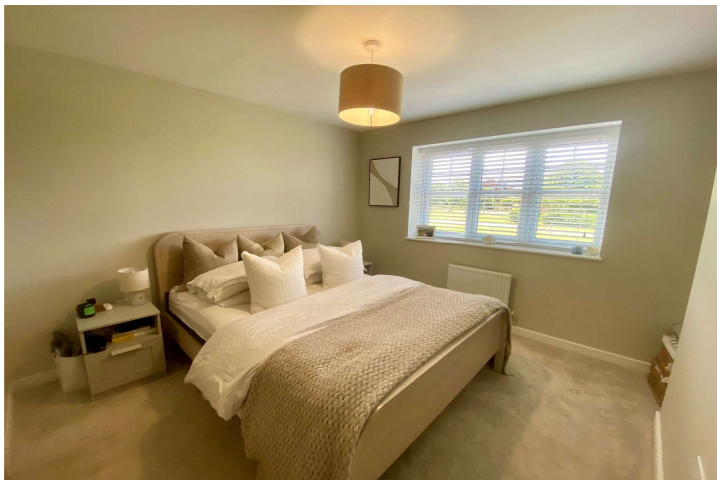
BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here> https://www.youfibre.com/?utm_network=o&msclkid=a964e1396205158931618726fe30f982&utm_source=bing&utm_medium=cpc&utm_campaign=You%20Fibre%20%7C%20Broadband%20%7C%20Grouped%20campaign%20test&utm_term=how%20fast%20is%20my%20broadband&utm_content=Fast

ELECTRIC CAR CHARGER- No

MOBILE PHONE SIGNAL: No known issues at the property

NORTH EAST OF ENGLAND- EX MINING AREA: We operate in an ex-mining area. This property may have been built on or near an ex-mining site. Further information can/will be clarified by the Solicitors prior to completion.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract