



## 4 bed detached house to buy in

Ashton Way, East Herrington, Sunderland,  
Tyne and Wear, SR3 3RX

# £300,000

🏠 x4 🚗 x1 🚿 x2

Tenure

**Freehold**

Driveway & Garage parking

Garden

## Property features

- ✓ Detached Family Home
- ✓ Four Bedrooms
- ✓ Garage & Driveway
- ✓ Sought After Area
- ✓ Private, South Facing Rear Garden

## Key Information

- ✓ Council Tax: Band D
- ✓ Heating supply: Gas

## Description

**\*\*DETACHED FAMILY RESIDENCE\*\*FOUR BEDROOMS\*\*TWO RECEPTION ROOMS\*\* GARAGE & DRIVEWAY\*\*GENEROUS PLOT\*\*SOUTH FACING REAR GARDEN\*\*SOUGHT AFTER AREA\*\***

Pattinson Estate Agents are delighted to welcome to the market this impressive detached four-bed family home, quietly nestled within the highly sought-after estate of Ashton Way, East Herrington, Sunderland. Occupying a generous plot, the property is perfectly positioned with easy access to local shops and amenities, excellent public transport links, and major road networks via the A19. The home is also within walking distance of a selection of popular local schools and is just a short drive from Herrington Country Park, Sunderland City Centre, and Durham City Centre.

This well-presented family residence offers spacious accommodation throughout and briefly comprises: entrance/hallway, lounge, dining room, kitchen, utility area, and a ground floor W.C. To the first floor are four well-proportioned bedrooms and a modern three-piece family bathroom. Externally, the property benefits from an open lawned garden to the front, a driveway and a garage, to the rear is a private, south-facing garden.

Early viewing is highly recommended to fully appreciate the size, setting, and location of this desirable family home. Please contact our Houghton branch to arrange a viewing.

Council Tax Band: D

Tenure: Freehold

Price: £300,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

## Entrance/Hallway

Property entrance leading to a welcoming hallway, which has carpet flooring, a radiator and a double glazed full length front aspect window.



## Lounge

3.72m x 5.94m (12'2" x 19'5")

Spacious lounge with carpet flooring, a feature fireplace, radiator and two full length double glazed front aspect windows.



## Dining Room

4.64m x 2.90m (15'2" x 9'6")

Separate diner with carpet flooring, a radiator, double glazed window and patio door leading to the conservatory.



## Kitchen

3.11m x 3.07m (10'2" x 10'0")

Fitted kitchen benefiting from a range of upper and lower units with contrasting granite work tops with matching up-stands, an integrated dishwasher, dual ovens and a gas hob. Laminate flooring, a heated towel rail, double glazed rear aspect window and access to the utility area.



## Utility

1.71m x 2.48m (5'7" x 8'1")

The utility has a range of upper and lower units, worksurfaces, a stainless steel sink unit, tiled flooring, a double glazed rear aspect window and an external door leading to the rear garden.



## Conservatory

2.61m x 3.66m (8'6" x 12'0")

Double glazed conservatory with tile flooring and French door leading to the rear garden.



## Ground Floor W.C

1.45m x 1.50m (4'9" x 4'11")

Convenient downstairs W.C with a hand wash basin, vanity cupboard, radiator, vinyl flooring, tiled walls and a Velux window.



## Bedroom One

3.64m x 6.11m (11'11" x 20'0")

Double bedroom with carpet flooring, fitted wardrobes, a radiator and a double glazed front aspect window.



## Bedroom Two

2.14m x 3.63m (7'0" x 11'10")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Three

3.14m x 2.37m (10'3" x 7'9")

Double bedroom with carpet flooring, a radiator and a double glazed rear aspect window.



## Bedroom Four

2.40m x 2.38m (7'10" x 7'9")

Fourth bedroom with carpet flooring, a radiator and a double glazed side aspect window.



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## Bathroom

1.84m x 2.58m (6'0" x 8'5")

Modern bathroom benefiting from a paneled bath with an overhead shower, WC, hand wash basin and a vanity cupboard. Laminate flooring, tiled walls, heated towel rail and a double glazed window.



Approx Gross Internal Area  
129 sq m / 1385 sq ft



Ground Floor  
Approx 77 sq m / 827 sq ft

First Floor  
Approx 52 sq m / 558 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ashton Way, East Herrington, Sunderland, Tyne and Wear, SR3 3RX

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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