









A popular style three bedroom semi-detached house, occupying a delightful position within this ever popular area of East Herrington. In need of updating and modernisation, the property internally comprises, entrance lobby, lounge, kitchen, bathroom and to the first floor three bedrooms. Externally there are to the front and rear along with a driveway providing off street parking. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly advise early viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Lobby

Stairs to the first floor and radiator. Door to lounge.

## Lounge 14'11" x 10'8"



Double glazed window to front, double radiator, storage cupboard. Door to kitchen.

## Kitchen 8'6" x 10'7"



Wall and base units with work surface over incorporating stainless steel sink and drainer unit, space provided for the inclusion of a fridge freezer, washing machine, oven and hob. Radiator, double glazed windows to the side and rear. Door to rear garden. Door to bathroom.

## Bathroom

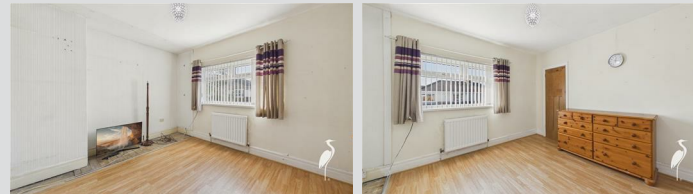


Low level WC, pedestal wash hand basin with mixer tap and bath with wall mounted electric shower, radiator, tiled walls and double glazed window.

## First Floor Landing

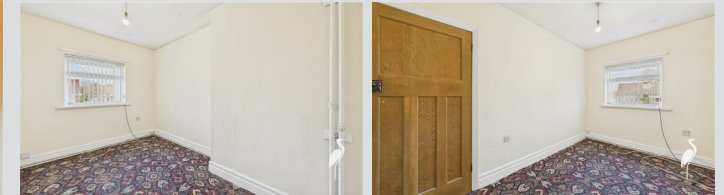
Access point to loft.

## Bedroom 1 10'11" x 12'4"



Double glazed window to front, radiator and storage cupboard housing wall mounted boiler.

## Bedroom 2 12'6" x 7'11"



Double glazed window to rear and radiator.

## Bedroom 3 9'2" x 7'5"



Double glazed window to rear and radiator.

## Outside



Garden to the front with driveway providing generous off street parking, whilst to the rear there is a generous garden with block paved seating area.

## Council Tax Band

The Council Tax Band is Band B.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 01915103323

Tried. Trusted. Recommended. City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

## 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.

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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

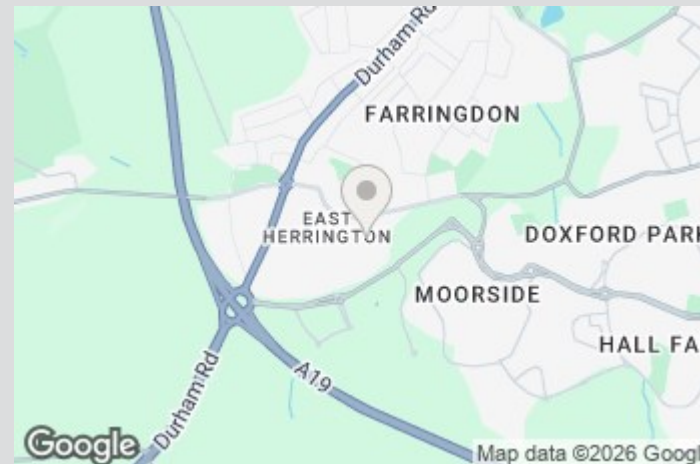
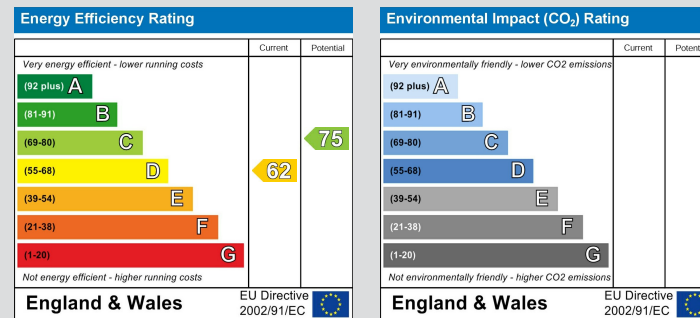
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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<sup>(1)</sup>**

62.7 m<sup>2</sup>

675 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>

0 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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