









A well presented and spacious three bedroom mid terraced home, situated within this ever popular area. Internally the accommodation on the ground floor includes an entrance hall, lounge, contemporary kitchen/diner, three first floor bedrooms and spacious modern bathroom/wc. Externally there are gardens to the front and rear along with a driveway. This location provides easy access to local amenities, shops and schools as well as offering links to Sunderland City Centre, Sunderland Royal Hospital and transport connections including the Northern Spire Bridge and A19. Early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door.

Entrance Hall

Stairs to first floor and door to lounge.

Lounge 13'11" x 14'2"



Double glazed bay window to front, double radiator and storage cupboard. Door to Kitchen/Diner.

Kitchen/Diner 19'1" x 9'0"



Range of wall and base units with countertops over incorporating a dual bowl sink and drainer unit with mixer tap. Integrated oven with gas hob and hood. Space provided for an American style fridge freezer and dishwasher. Two double glazed windows and Composite door to rear. Double radiator and utility cupboard housing washer/dryer.

First Floor Landing

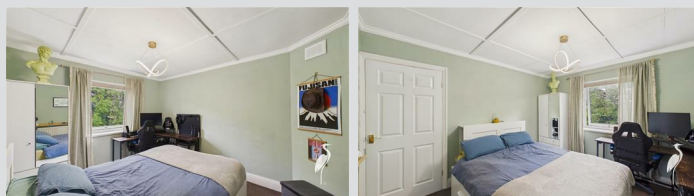


Bedroom 1 9'11" x 10'10"



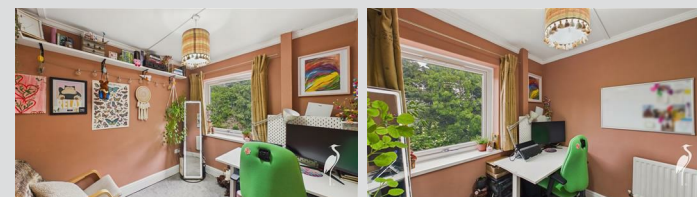
Double glazed window to front, built in wardrobes and radiator.

Bedroom 2 10'7" x 12'5"



Double glazed window to rear and radiator.

Bedroom 3 8'2" x 9'1"



Double glazed window to rear and radiator.

Bathroom



Low level WC, washbasin and bath with shower over, two double glazed windows to rear and radiator.

Outside



Good sized low maintenance garden to the rear whilst to the front a garden with driveway providing off street parking.

Council Tax Band

The Council Tax Band is Band A.

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:-

Visit 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

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

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

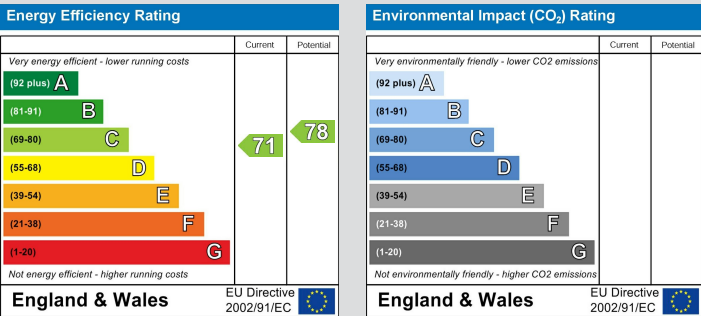
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

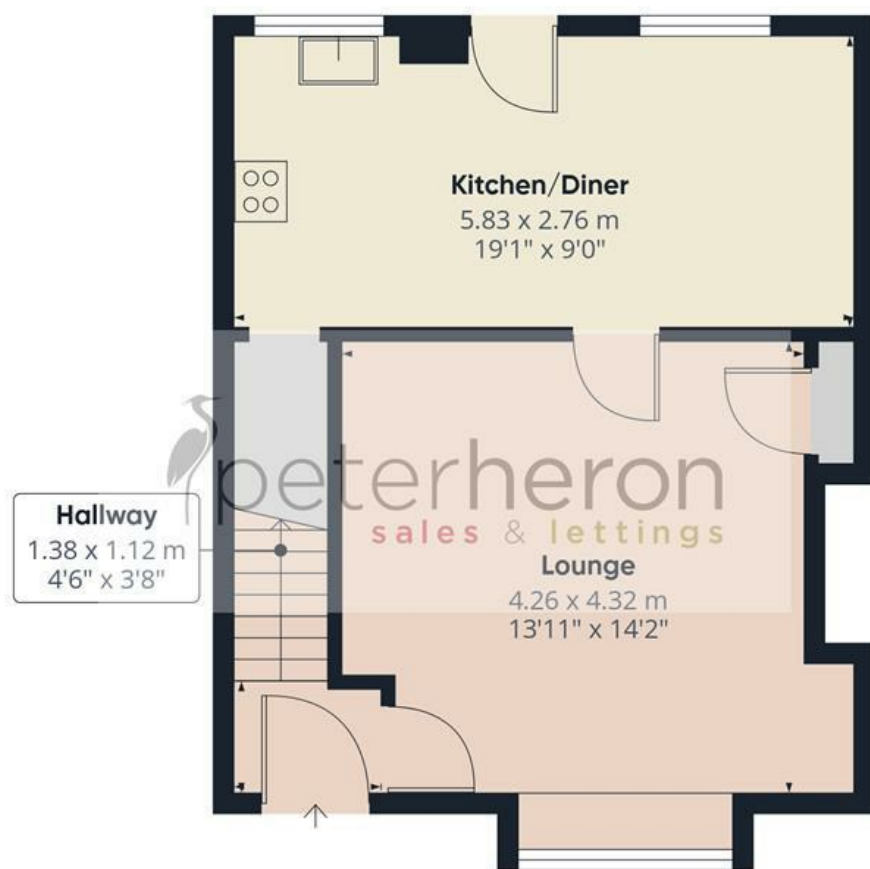
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

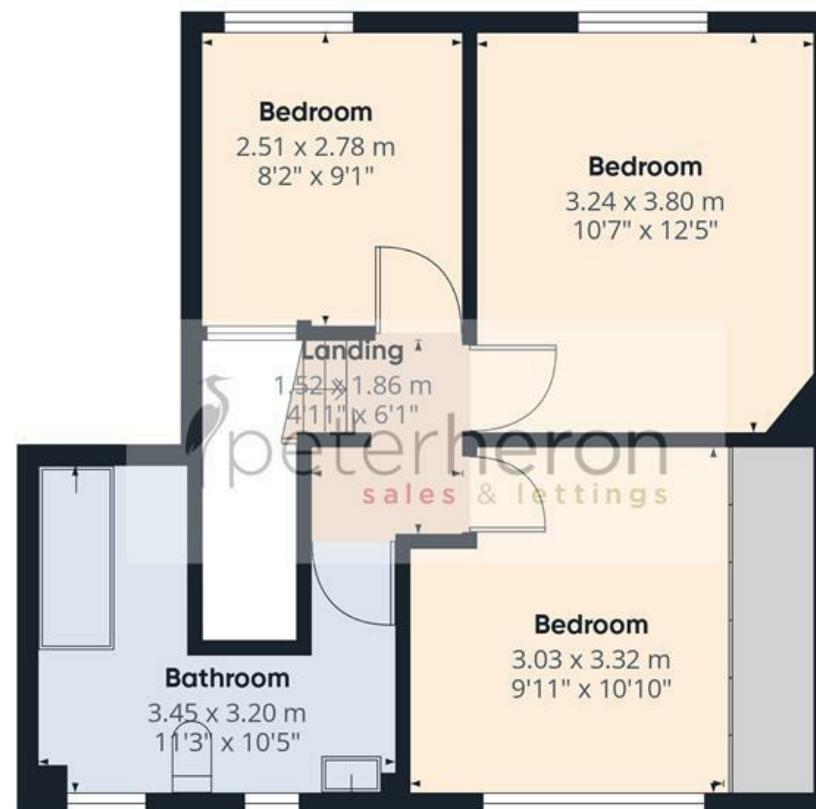


Visit www.peterheron.co.uk or call 01915103323

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



Ground Floor



First Floor

Approximate total area⁽¹⁾

82.8 m²

890 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.

GIRAFFE360

