









Occupying a quiet position in this delightful cul-de-sac, this three bedroomed semi detached home is beautifully presented throughout and is available with no upward chain.

Internally the property comprising of lounge, dining room, kitchen, utility room, three first floor bedrooms and a family bathroom. Externally there is driveway to the front along with lawned gardens and an attractive courtyard to the rear.

The property enjoys a convenient situation set midway between the City Centre, A19 and Coast and is within easy reach of excellent amenities and good schools. Early viewing highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Hall

Double glazed window to side, staircase to first floor, double radiator, storage cupboard.

Lounge 15'7" into alcoves x 11'6"



Double glazed window to front, coving to ceiling, single radiator, archway to

Dining Room 10'6" x 9'4"



Single radiator, double glazed window to rear, coving to ceiling and ceiling rose.

Kitchen 10'10" x 9'4"



Base and eye level units with work surfaces over incorporating sink and drainer unit, double radiator, coving to ceiling, double glazed window to rear.

Utility Room 7'10" x 6'5"



Double glazed window to front, work surface and central heating boiler. Door to rear garden.

First Floor Landing

Double glazed window to side. Access to loft.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'6" into recess x 9'5"



Double glazed window to rear and single radiator.

Bedroom 3 11'8" x 9'0"



Double glazed window to front and single radiator.

Bedroom 2 12'7" into recess x 8'7"



Double glazed window to front, single radiator and storage cupboard.

Bathroom



Low level WC, washbasin with cupboards under and bath with overhead electric shower and glass screen, two double glazed windows, single radiator.

Outside



Generous sized garden to the front with a driveway providing off street parking for two cars, access to the rear via side gate. Attractive rear courtyard.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

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MAIN ROOMS AND DIMENSIONS

Important Notice Part 2

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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Sea Road Viewings

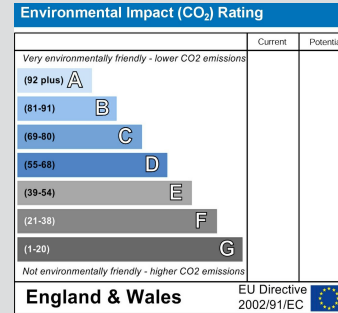
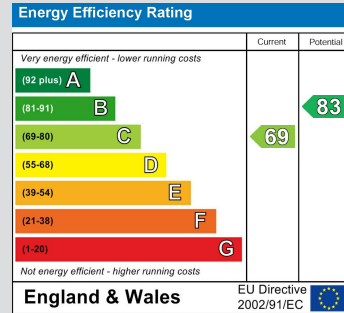
To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

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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