















This attractive three bedroom semi-detached house occupies a delightful corner plot within this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, lounge, dining room and a fitted kitchen whilst to the first floor there are three well-proportioned bedrooms and a bathroom/wc. The property features well-maintained gardens, UPVC double glazed windows, gas central heating to radiators (where stated) and solar panels (subject to a lease agreement - more details available on request). Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. With no upper chain involved, we highly recommend arranging a viewing.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door into porch.

## Entrance Porch

Inner door leading through to hall.

## Entrance Hall

Radiator, stairs to first floor and doors to the kitchen and lounge.

## Lounge 14'4" x 10'10"



Double glazed bay window to front elevation, radiator and feature fireplace.

## Kitchen 13'10" x 10'1"



Range of fitted wall and base units with worktops over incorporating a 1 1/2 bowl sink and drainer unit. Integrated gas oven and hob with extractor fan. Tiled walls and radiator. Space for a fridge/freezer and washing machine. Double glazed window to rear elevation, door to outhouse and door to dining room,

## Dining Room 10'5" x 7'10"



Radiator and double glazed window to the rear.

## Outhouse 7'7" x 3'10"

Fitted base units and door to rear garden and utility.

## Utility 6'3" x 8'2"

Fitted base units with countertops over incorporating single bowl sink and drainer unit. Double glazed window to side elevation.

## First Floor Landing

Doors to the three bedrooms and bathroom.

## Bedroom 1 14'2" x 9'4"



Double glazed window to rear elevation, radiator and storage cupboard.

## Bedroom 2 12'11" x 8'11"



Radiator and double glazed window to the front elevation.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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



# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'9" x 8'11"



Double glazed window to the front elevation, 2 storage cupboards and radiator.

## Bathroom



Low level WC, washbasin vanity unit and panel bath with overhead shower, tiled walls, radiator and double glazed windows to the side and rear elevations.

## Outside



Low maintenance gardens to the front and rear.

## 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.

## Solar Panels

We have been advised the lease term of the solar panels is 2.8.2013 to 1.08.2038.

## 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.

## 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.

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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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

## MAIN ROOMS AND DIMENSIONS



Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call **0191 510 3323**

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

