









A spacious and well-presented three bedroom home located within this ever popular residential area. The internal accommodation includes an entrance hall, attractive lounge, a superb modern kitchen / diner and a conservatory whilst to the first floor there are three bedrooms, a contemporary shower room and a separate WC. Features of the property include UPVC double glazing, gas central heating to radiators and delightful low maintenance gardens to the front and rear. Ideally located for easy access to local amenities, shops and schools as well as offering good links to Sunderland City Centre, Doxford International Business Park and major road connections including the A19. Available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall



Staircase to first floor, built in cupboard and radiator.

Lounge 13'6" x 11'3"



Double glazed bow window to rear and radiator.

Kitchen/Diner 16'10" x 9'10" narrowing to 6'11"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated

appliances include oven and hob, space for fridge and washing machine, double glazed windows to both front and rear.

Conservatory



Double glazed windows and double glazed door leading out to garden.

First Floor Landing



Double glazed window to front.

Bedroom 1 10'9" x 9'6" not including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Bedroom 2 10'9" x 6'1"

Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 10'9" x 5'11"



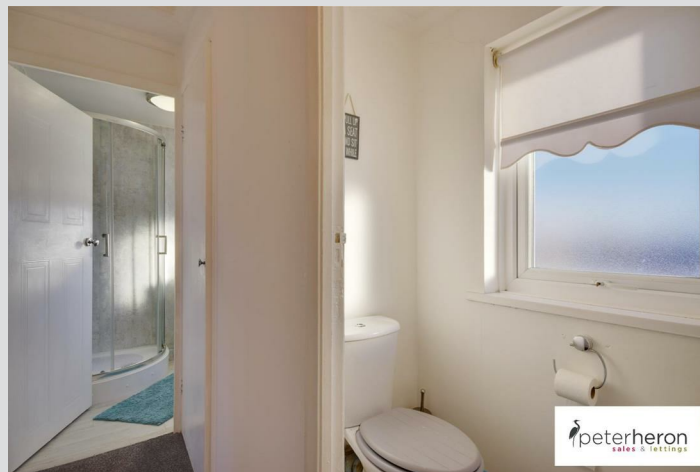
Double glazed window to front and radiator.

Shower Room



Contemporary suite with a washbasin set into vanity unit and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

Separate WC



Low level WC and double glazed window.

Outside



Delightful low maintenance gardens to both the front and rear, there is also a useful built in storage cupboard.

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 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

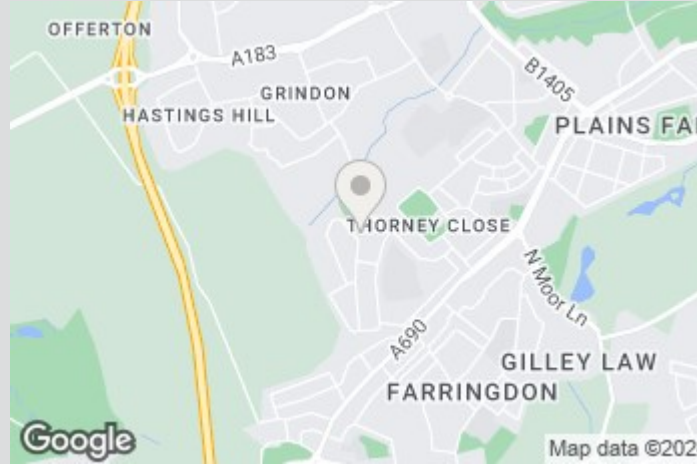
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MAIN ROOMS AND DIMENSIONS

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

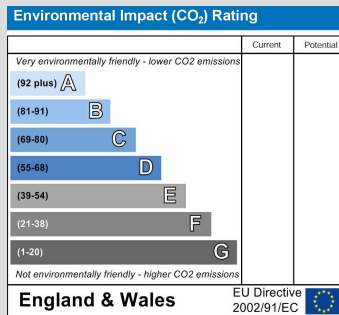
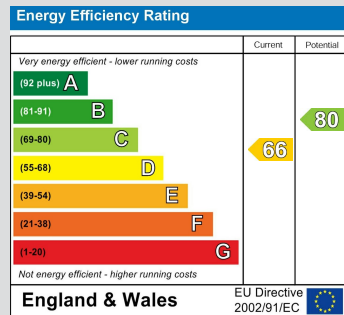
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

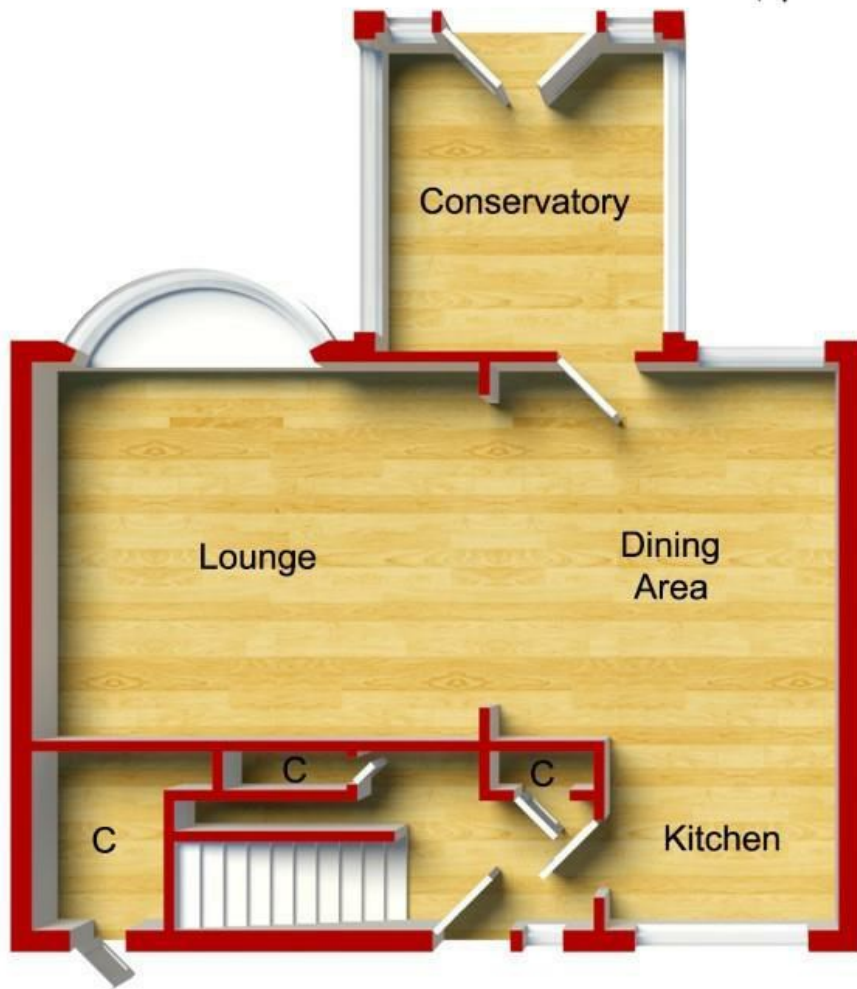
Ombudsman

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

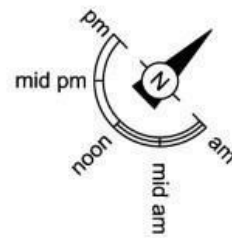


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Ground Floor
Approximate Floor Area
(45.41 sq.m)



First Floor
Approximate Floor Area
(37.64 sq.m)

1 Tamworth Square