













An extended and beautifully presented three bedroom semi-detached house, providing impressive accommodation, available with immediate vacant possession and no upper chain involved. Internally the accommodation includes an entrance porch, hall with staircase to the first floor and a living room to the front with a bay window and feature fireplace. There is an open plan lounge through dining room, a shower room/wc and a contemporary kitchen. To the first floor there are three bedrooms and a modern shower room/wc. Externally there are attractive low maintenance gardens to the front and rear. Benefits of the property include double glazing, gas central heating to radiators and a floored out loft space. The property is well located for local amenities, shops and schools, Sunderland Royal Hospital and Sunderland University, as well as providing easy access to the City Centre and transport connections, including Pallion Metro Station. An immediate internal inspection is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door to porch.

## Entrance Porch

Double glazed windows and inner door leading through to hall.

## Hallway

Radiator, staircase to first floor and door through to living room.

## Living Room 13'5" into bay x 12'5"



Double glazed bay window to front, radiator, feature fireplace and door through to lounge/dining room.

## Lounge/Dining Room 10'5" x 9'6" plus x 9'0" x 5'4"



Double glazed picture window looking into the rear garden, double glazed door to outside, radiator and internal doors to kitchen and shower room.

## Kitchen 10'5" x 7'1" plus 12'0" x 3'10"



Fitted with a range of contemporary wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge and washing machine, double glazed door to rear, radiator, boiler concealed within matching unit, access to lobby.

## Lobby



Double glazed door to front of the property.

## Shower Room

Modern suite with low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower over, chrome ladder style radiator, tiled walls and floor, double glazed window.

## First Floor Landing

Double glazed window to side and doors leading off to 3 bedrooms and shower room. Loft access hatch with pull down ladder to floored out loft space.

## Bedroom 1 13'5" x 10'8"



Double glazed bow window to front and chrome ladder style radiator.

## Bedroom 2 9'8" x 9'4"



Double glazed window to rear and chrome ladder style radiator.

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## Bedroom 3 7'10" x 6'3"



Double glazed window to front and chrome ladder style radiator.

## Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with mains shower, chrome ladder style radiator and double glazed window.

## Outside



Attractive low maintenance gardens to the front and rear.

## Council Tax Band

The Council Tax Band is Band D.

## 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 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](http://peterheron.co.uk)

## Opening Times

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

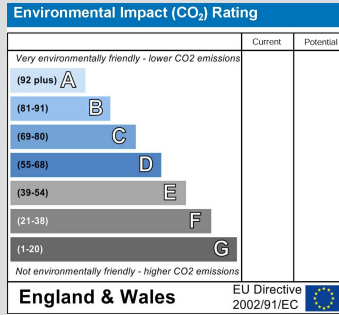
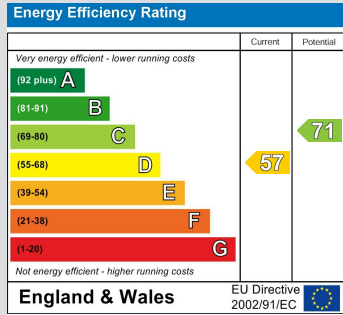
## Ombudsman

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

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