









This spacious, four bedroom, two reception room mid terraced home enjoys an open aspect to the front and is centrally located close to Sunderland City Centre, available for sale with no upward chain involved. Internally the well appointed accommodation to the ground floor includes a reception hall, spacious lounge, dining room and breakfasting kitchen, whilst to the first floor there are three bedrooms, separate WC and a generous family bathroom/wc and to the top floor the fourth bedroom and box room. Externally there is a town garden to the front and a courtyard to the rear with a roller shutter access door. This location is ideal for the City Centre and access to Sunderland Royal Hospital as well as offering excellent transport links including Park Lane Metro Station. Viewing recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to hall.

Reception Hall



Staircase to first floor with understairs storage cupboard and radiator.

Lounge 17'2" into alcove x 16'1" into bay



Double glazed bay window to front, radiator and coving to ceiling.

Dining Room 13'11" x 12'5"



Double glazed window to rear, radiator and coving to ceiling.

Breakfasting Kitchen 15'9" x 9'4"



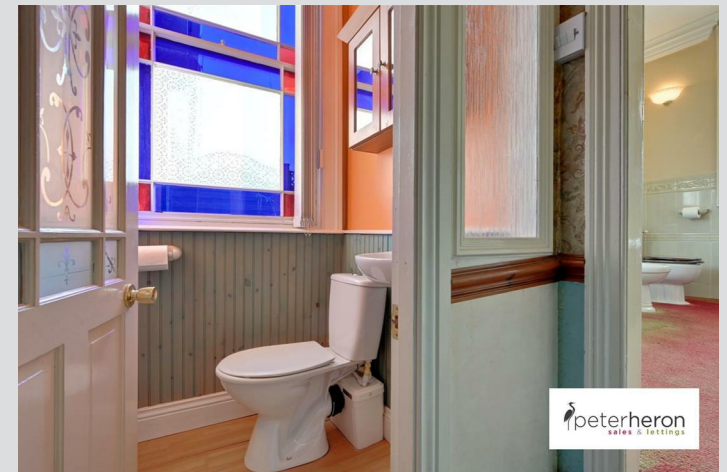
Fitted with wall and base units with work surfaces over incorporating sink and drainer unit and breakfast bar, integrated appliances include double oven and hob, space for fridge freezer and washing machine, double glazed window, radiator and single glazed door leading out to courtyard.

First Floor Landing



Staircase continues to top floor.

Separate WC



Fitted WC and mini washbasin, feature single glazed stained glass window.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, pedestal washbasin, bidet, panel bath and step in shower cubicle with mains shower, two double glazed windows and two ladder style radiators.

Bedroom 1 14'0" x 14'0"



Maximum measurements taken including fitted wardrobes and drawers, double glazed window to front and radiator.

Bedroom 2 14'0" x 12'7"



Double glazed window to rear and radiator.

Bedroom 3 10'5" x 6'2"



Double glazed window to front and radiator.

Top Floor Landing



Built in cupboard.

Bedroom 4 13'11" x 15'6"



Single glazed window to front and sky light window.

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MAIN ROOMS AND DIMENSIONS

Box Room 8'2" x 6'3"



Sky light window.

Outside



Town garden to the front and to the rear a spacious courtyard with a roller shutter access door.

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:-

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.

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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 £210.00 by Movewithus Ltd.

Fawcett Street Viewings

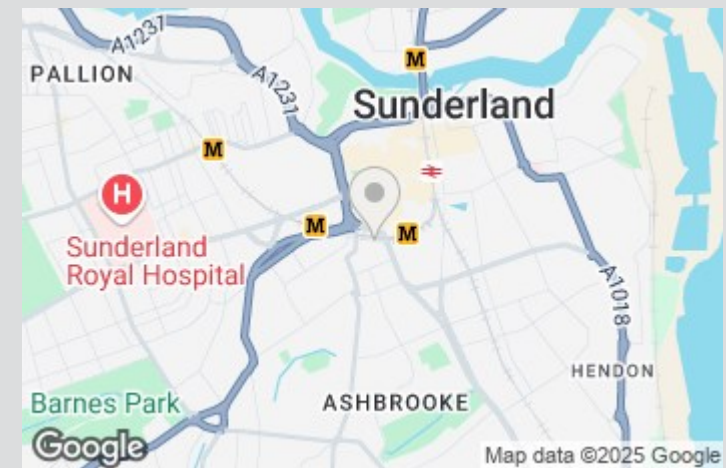
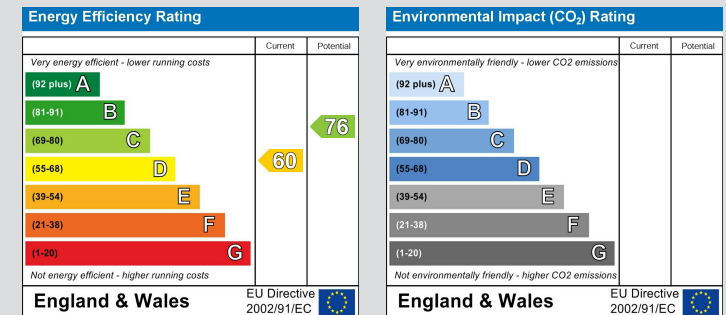
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.



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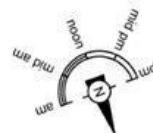
Ground Floor
Approximate Floor Area
(69.70 sq.m)



First Floor
Approximate Floor Area
(69.90 sq.m)



Room In Roof
Approximate Floor Area
(34.50 sq.m)



10 Tunstall Terrace