









An impressive three bedroom semi-detached house, upgraded and modernised to provide a beautiful standard of accommodation. The attractive internal accommodation includes an entrance porch that connects through to a hall with cloakroom/wc and staircase to the first floor. There is a spacious lounge / dining room with a bay window and to the rear of the property there is a fabulous kitchen, fitted with an excellent range of units and luxury worksurfaces. On the first floor there are three bedrooms and a superb modern family bathroom/WC. Externally there is a garden to the front with a driveway, an attached garage, a useful side access and to the rear a delightful garden, laid mainly to lawn. Situated within this ever popular area, the property is ideally placed for local amenities, shops and schools, as well as offering public transport links and access to major road connections including the A19. Early viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Double glazed windows and inner door leading through to

## Hallway



Staircase to first floor and radiator.

## Cloakroom/WC



Low level WC, mini washbasin set in a vanity unit.

## Lounge/Dining Room 24'7" into bay x 12'8" into alcove



This spacious room has a double glazed bay window to front and two radiators.

## Kitchen 18'8" x 7'7" plus 6'2" x 4'8"



L shaped kitchen fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating an inset sink unit. Two double glazed windows to the rear and double glazed door to the garden.

## First Floor Landing

Double glazed window.

## Bedroom 1 14'1" into bay x 11'2"



Double glazed bay window to front, and radiator.

## Bedroom 2 11'2" x 9'3"



Double glazed window to rear and radiator.

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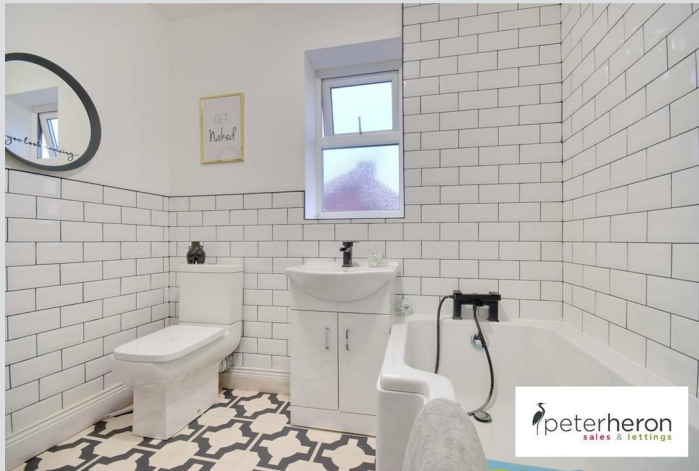
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 7'10" x 6'2"



Double glazed window to front and radiator.

## Bathroom



Modern suite comprising of a low level WC, washbasin set into vanity unit and a panel bath, chrome ladder style radiator, part tiled walls and double glazed window.

## Outside



Garden to the front with a driveway providing off street parking, an attached single garage with electric roller shutter door, useful side access and an attractive garden to the rear laid mainly to lawn.

## Council Tax Band

The Council Tax Band is Band C.

## 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.

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## 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

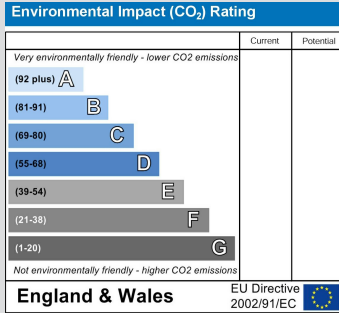
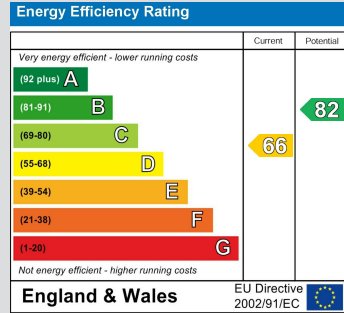
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# MAIN ROOMS AND DIMENSIONS

## Ombudsman

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

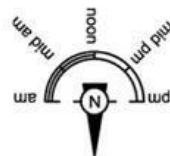


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Ground Floor  
Approximate Floor Area  
(56.30 sq.m)



First Floor  
Approximate Floor Area  
(41.09 sq.m)

103 The Broadway