









An extended three-bedroom semi-detached home, providing spacious accommodation and a delightful garden to the rear within this sought-after residential area. Internally the accommodation includes an entrance vestibule that connects through to an impressive reception hall with staircase to the first floor and a cloakroom/wc. There is a generous lounge / diner, a fitted kitchen and a sitting room that overlooks the rear garden whilst to the first floor there are three bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway, a single attached garage and a wonderful garden to the rear with a lawn, patio and established planting. This ever popular and convenient location is ideal for access to local amenities, shops and schools as well as offering excellent transport connections to surrounding areas. The property is available with no upper chain involved, early viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

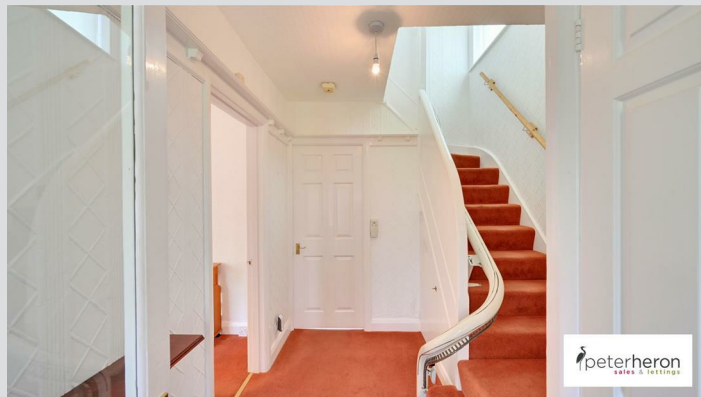
Ground Floor

Access via double glazed entrance door.

Entrance Vestibule

Inner door leading through to hall.

Hallway



Staircase to first floor and radiator.

Cloakroom/Wc



Low level WC and mini washbasin set into vanity unit, single glazed window, tiled floor and part tiled walls.

Lounge/Diner 14'8" x 14'5" into alcove plus 10'9" x 9'4"



Enjoying a dual aspect with double glazed window to front and tall double glazed windows to the rear with central double glazed French door leading out to the rear patio area, two radiators and feature fireplace.

Kitchen 11'3" x 8'10"



Fitted wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include fridge and freezer, space for range style cooker, double glazed window to rear and tiled floor.

Sitting Room 19'1" x 9'4"



Double glazed windows to side and rear, radiator and double glazed door to side.

First Floor Landing

Bedroom 1 10'11" x 11'4" not inc fitted robes



Two double glazed windows, radiator and fitted sliding door wardrobes.

Bedroom 2 13'3" max inc fitted furniture x 10'9"



Double glazed window to rear, radiator and fitted furniture including wardrobes, dressing table and drawer units.

Bedroom 3 9'0" x 8'4" maximum



Double glazed window to front and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Modern suite with a low level WC, washbasin set into vanity unit and walk in shower with mains shower, chrome ladder style radiator, tiled walls and floor, double glazed window.

Outside



Lawned garden to the front with driveway providing off street parking, whilst to the rear there is a delightful garden laid mainly to lawn with patio area and established borders.

Garage 16'3" x 8'9"

Attached garage with remote control roller shutter access door, two single glazed windows.

Council Tax Band

The Council Tax Band is Band D.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 23/11/1954 and the Ground Rent is £12.60pa.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

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.

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.

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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

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

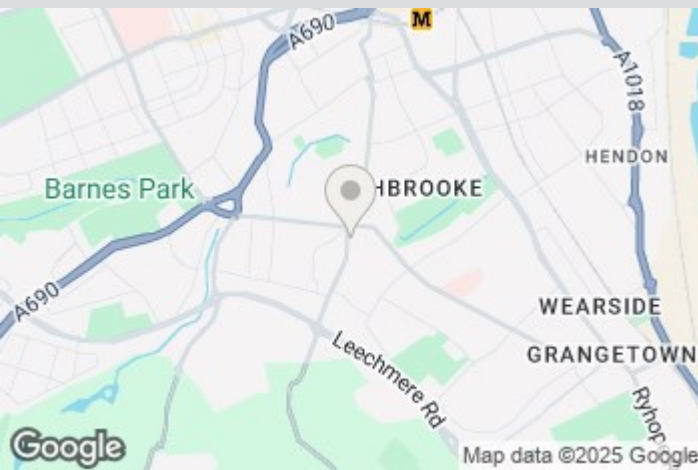
Ombudsman Fst

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

Opening Times

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

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



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