









A spacious three bedroom semi-detached house with an attached garage, situated within this popular and convenient location. Internally the accommodation includes to the ground floor of a hall, generous lounge / diner and a kitchen whilst to the first floor there are three well-proportioned bedrooms and a modern shower room/wc. Externally there is a driveway, attached garage and gardens to the front and rear. Enjoying an extremely convenient situation within this popular area, this home is well placed for shopping facilities and schools, as well as providing excellent connections to Sunderland City Centre and major road links including the A19. The property provides excellent potential and is available with no upper chain involved, we highly recommend early viewing!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance via wooden glass panelled door into vestibule.

Entrance Vestibule

Inner wooden glass panelled door to the entrance hall.

Entrance Hall

Staircase to first floor with understairs storage, double radiator. Doors to the lounge/diner and kitchen.

Lounge/Diner 21'6" x 9'11"



Spacious room with two double glazed windows to the rear, two radiators and a feature fireplace.

Kitchen 15'1" x 8'7" max



Fitted with a range of walls and base units with work surfaces over incorporating a 1 1/2 bowl sink and drainer with mixer tap, integrated appliances include an oven and gas hob with extractor fan, space has been provided for the inclusion of a washing machine and fridge freezer, double glazed window to the front, radiator, storage cupboard. Door to the garage.

First Floor Landing

Dors to bedrooms and the shower room.

Bedroom 1 11'8" x 10'0" maximum



Fitted wardrobes, built in storage cupboard, radiator and double glazed window to the rear elevation.

Bedroom 2 10'4" x 9'11" maximum



Built in stoarge cupboard, radiator and double glazed window to the front elevation.

Bedroom 3 7'10" x 7'1"



Built in storage cupboards, radiator and double glazed window to the front elevation.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level wc, hand wash basin and walk in shower cubicle, UPVC cladded walls and double glazed window.

Outside



Low maintenance garden to the front and a good sized garden to the rear with gravel and block paving. GARAGE ideal for storage and a driveway providing off-street parking.

Garage 19'3" maximum x 7'1"



Roller shutter door and a lean to area at the rear.

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

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Important Notice Part 2

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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

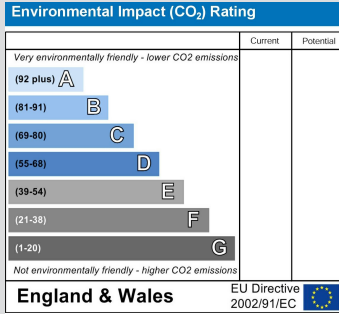
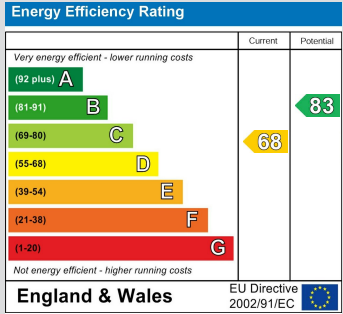
Ombudsman Fst

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

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