

An attractive three bedroom semi detached home, enjoying a most convenient location within this ever popular area. Internally the accommodation is accessed via an entrance porch, connecting through to a hall with staircase to the first floor. There are two reception rooms, a modern kitchen and a sun room overlooking the rear garden. To the first floor there are three bedrooms, shower room and separate wc. Features of note include UPVC Double Glazing, Gas Central Heating and floored loft. The property is ideally situated for local amenities, shops and schools as well as providing excellent transport connections including the Stadium of Light Metro Station. We highly recommend early viewing!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via wooden glass panelled door.

## Entrance Porch

Wooden glass panelled door to hall.

## Hall

Radiator and stairs to the first floor with storage under.

## Lounge 12'6" x 11'6"



Double glazed bay window to front and radiator.

## Dining Room 12'3" x 11'7"



Double glazed window to the rear, radiator and a gas fire.

## Kitchen 9'0" x 7'5"



Wall and base units with work surfaces over incorporating a single bowl sink and drainer unit with mixer tap. Integrated electric hob, space provided for washing machine and low level fridge. Pantry, 2 double glazed windows and a door to sun room.

## Sun Room 8'11" x 6'5"



Single glazed windows, sliding wooden door to garage and wooden glass panelled door to rear

## First Floor Landing

Double glazed frosted window, access point to floored loft via sliding aluminium ladder.

## Bedroom 1 15'5" x 11'3" into bay



Double glazed bay window to the front and radiator.

## Bedroom 2 11'7" x 10'1"



Double glazed window to the rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'6" x 7'3"



Double glazed window to the front, radiator and fitted storage and shelving.

## Shower Room



Walk in shower cubicle, hand wash basin set into vanity unit, chrome heated towel rail and window.

## Separate WC



Low level WC, frosted window.

## Outside



Generous front garden with a driveway and garage, whilst to the rear there is a low maintenance block paved garden.

## Garage 16'11" x 7'2"

Up and over access door with a wall mounted Baxi boiler.

## Council Tax Band

The Council Tax Band is Band B.

## 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 13/5/1934 and the Ground Rent is £6.00 per annum.

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

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

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# MAIN ROOMS AND DIMENSIONS

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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 £300.00 by Movewithus Ltd.

## Sea Road Viewings

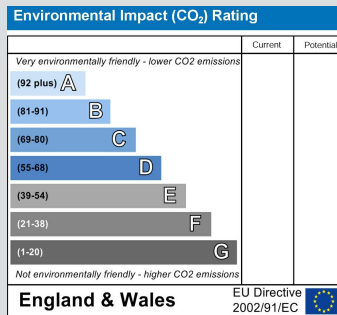
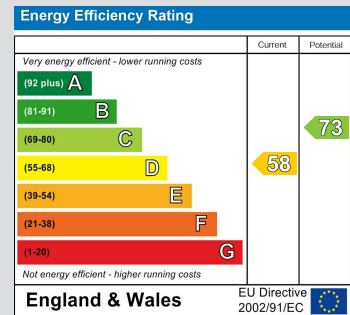
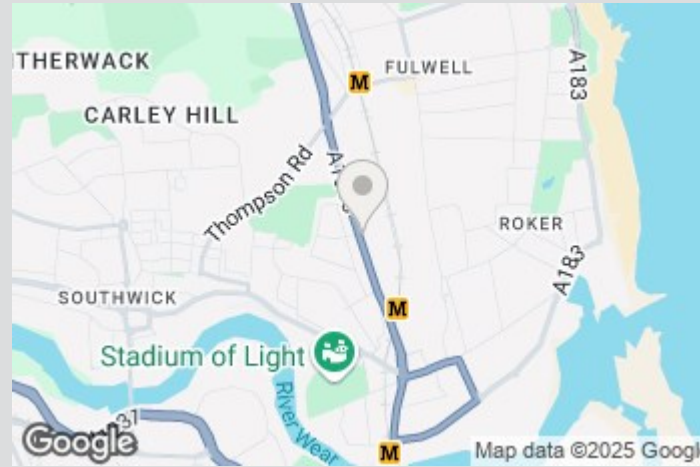
To arrange an appointment to view this property please contact our Sea Road branch on or book viewing online at peterheron.co.uk

## 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.

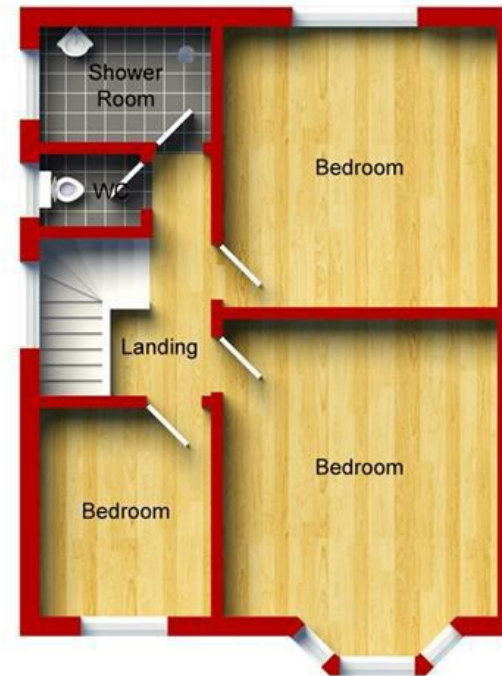
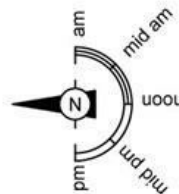


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Ground Floor  
Approximate Floor Area  
(53.70 sq.m)



First Floor  
Approximate Floor Area  
(44.40 sq.m)

114 Newcastle Road