









Early viewing is essential of this attractively presented three bedroom end terrace house, featuring a garage to the rear. Internally the accommodation is arranged over two floors and comprises entrance hall, lounge and kitchen to the ground floor whilst to the first floor there are three bedrooms and a bathroom/wc. The property benefits from double glazing, gas central heating to radiators, a garage and gardens to the front and rear. This popular location is ideally located for a range of amenities, close to shops and schools as well as providing links to Sunderland city centre, Nissan, A19 and wider road networks.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Accessed via a UPVC entrance door.

Entrance Hall

Staircase to first floor landing, wood effect laminate flooring and under stairs storage cupboard.

Living Room 11'7" x 11'11"



Double glazed bay window to the front and a radiator.

Kitchen 18'0" x 8'5" maximum measurements



Base and eye level units with work surfaces over incorporating sink and drainer unit, double glazed window to the rear, integrated hob with extractor hood, integrated oven, laminate flooring, double radiator, space is provided for the inclusion of a tumble dryer, washing machine and fridge freezer. Wall mounted boiler serving hot water and radiators and access door leading out to the rear.

First Floor Landing

Double glazed window and access to the loft via ceiling hatch.

Bedroom 1 12'9" x 10'3"



Double glazed window to the front, double radiator and built in cupboard.

Bedroom 2 10'11" x 6'11"



Double glazed window overlooking the rear garden and a radiator.

Bedroom 3 10'3" x 8'11"



Double glazed windows to the front and side and a double radiator.

Bathroom



Fit with a low level WC, wash basin, bathtub with shower

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MAIN ROOMS AND DIMENSIONS

head over, tiled walls and flooring, heated towel rail and a double glazed window to the rear.

Outside



To the front of the property there is a lawned garden with established shrubs and borders whilst to the rear there is a lawned garden with wooden patio area with a rear gate providing access to the garage.

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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Sea Road Viewings

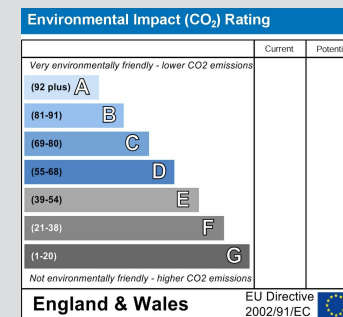
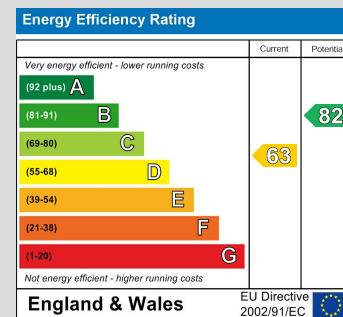
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

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

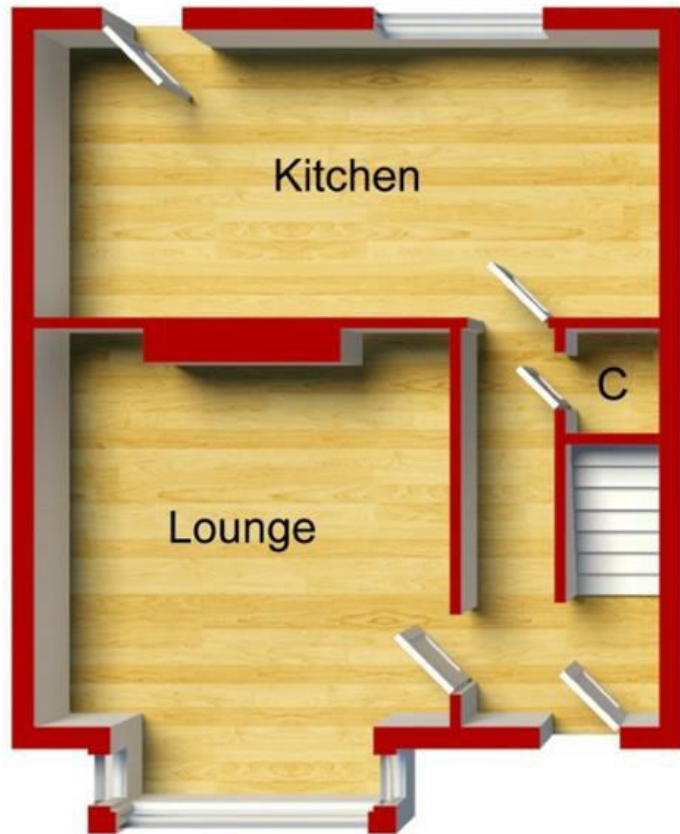
Ombudsman

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



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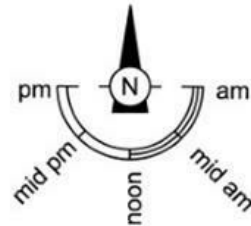
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Ground Floor
Approximate Floor Area
(35.87 sq.m)



First Floor
Approximate Floor Area
(38.03 sq.m)



117 Cheltenham Road