

Occupying a generous plot on this pleasant, small cul-de-sac is this delightful three bedroom, semi-detached house with a superb mature garden. Internally the accommodation on the ground floor is accessed via an attractive reception hall with staircase to the first floor. There are two generously proportioned reception rooms, a conservatory and a fitted kitchen. On the first floor there are three bedrooms, a separate WC and a wet room/wc. Externally to the front there is a driveway to the front providing off street parking, a detached single garage, a useful side access and a substantial, mature garden to the rear. This popular and convenient location provides easy access to local amenities, shopping facilities and schools as well as offering excellent transport connections to surrounding locations. Viewing highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door.

## Entrance Porch

Double glazed windows and glazed inner door to hall.

## Hall



Staircase to first floor with double glazed bow window to side, radiator and built in cupboard

## Lounge 15'7" into bay x 13'9"



Double glazed bay window to front, further double glazed window to front, radiator and feature period fireplace.

## Dining Room 12'2" x 11'3"

Radiator, feature fireplace and the rooms opens through into conservatory.

## Conservatory 11'9" x 9'6"



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

## Kitchen 14'10" x 6'1"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include and oven, hob and dishwasher, space for fridge freezer, radiator, double glazed windows to side and rear, single glazed door leading to garden.

## First Floor Landing

## Bedroom 1 12'4" x 10'11" extending to 13'7" including robes



Two double glazed windows to front, radiator, fitted wardrobes and decorative fireplace.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'0" x 9'7" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

## Bedroom 3 11'1" x 6'4" max including fitted robes



Double glazed bow window to rear, further double glazed window to side, radiator and fitted wardrobes.

## Wet Room



Washbasin set into vanity unit and shower area with mains shower, tiled walls and double glazed window.

## Separate WC

Low level WC with concealed cistern, double glazed window.

## Outside



To the front of the property there is a garden with driveway providing off street parking and access to detached single garage. Useful side access leading into the generous rear gardens which is 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 - 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.

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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.

## 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](http://peterheron.co.uk)

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# MAIN ROOMS AND DIMENSIONS

## Opening Times

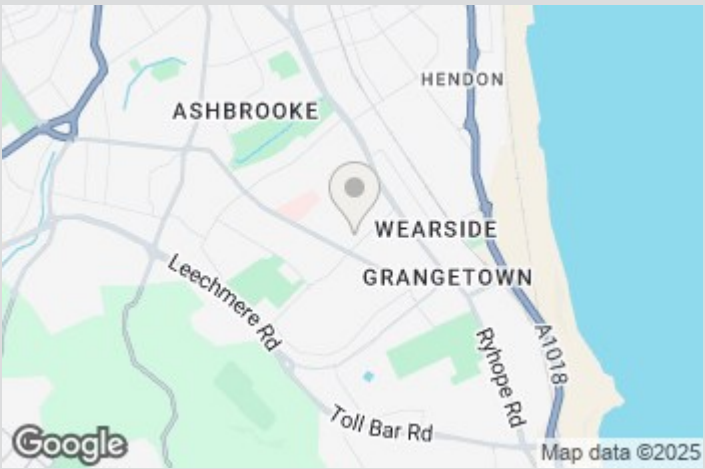
Monday to Friday 9.00am - 5.00pm  
Saturday 9.00am - 12noon

## Ombudsman

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

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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