









A larger style three bedroom semi detached home boasting a ground floor extension to the side, garage and double drive, offers a wonderful contemporary living space perfect for families.

With a delightful southerly aspect to the rear overlooking school playing fields and Northern Spire bridge beyond, the property internally has attractive decor throughout and comprises entrance porch, reception hall, lounge, open plan dining room and kitchen, three first floor bedrooms and a bathroom whilst features of note include gas central heating, UPVC double glazing and a floored loft space.

Perfectly positioned close to good schools in the popular Lower Redhouse district, the property is central to the City Centre and A19, making it particularly convenient for Nissan, Doxford International Business park and Amazon workers. Internal inspection comes highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Composite entrance door to porch.

Entrance porch

Composite door to hall.

Entrance Hall

With a radiator, understairs storage cupboard, stairs to the first floor and doors to the lounge and kitchen.

Lounge 19'7" x 12'2" maximum



Enjoying a dual aspect with bay window to the front elevation and double glazed French patio doors leading to the rear garden, an electric fire and a double radiator.

Kitchen 19'3" x 8'11"



Contemporary kitchen fitted with a range of fitted wall and base units with countertops over incorporating a 1 1/2 bowl sink and drainer unit with chrome mixer tap, an integrated oven and gas hob with extractor fan and space for a washing machine, tumble dryer and fridge/freezer. Radiator, double glazed window and double glazed Composite door to the rear elevation. Open plan into dining area.

Dining Area 9'0" x 8'8"



Featuring a double radiator, double glazed window to the front elevation, fitted wall units and breakfast bar.

First Floor Landing

Doors to the three bedrooms and bathroom.

Bedroom 1 10'0" x 12'5"



With a double radiator and double glazed window to rear elevation.

Bedroom 2 10'7" x 10'4"



With a double radiator and double glazed window to the front elevation.

Bedroom 3 7'3" x 9'4"



With a double radiator and double glazed window to the front.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Featuring a low level WC, hand wash basin and vanity unit, panelled bath with overhead shower, ladder style radiator and double glazed window to the rear elevation.

Outside



Generous grass gardens to the front and rear elevations, a greenhouse, shed and a gated driveway providing off street parking and garage.

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:-

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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.

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.

Sea Road Viewings

To arrange an appointment to view this property please

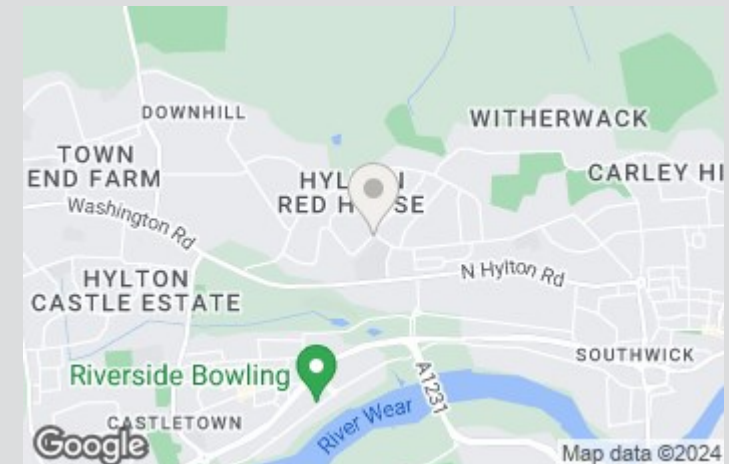
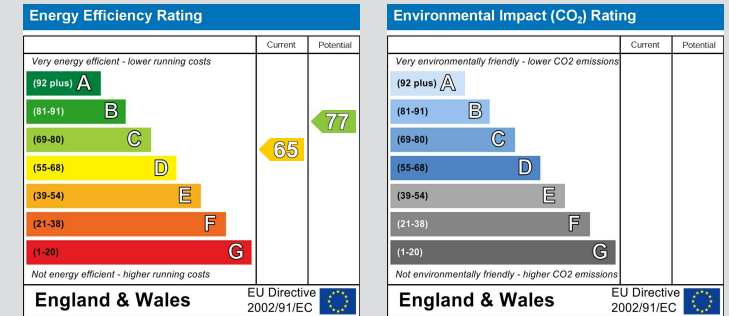
contact our Sea Road branch on 0191 510 6116 or book viewing online at peterheron.co.uk

Opening Times

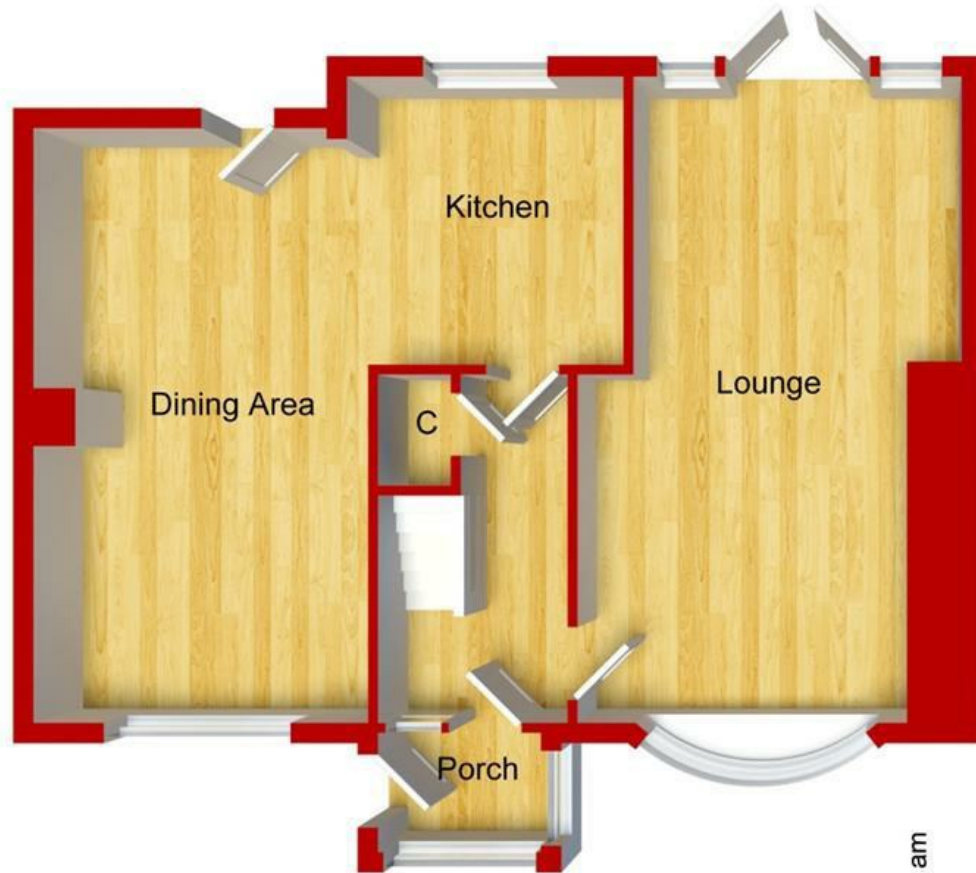
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman Fst

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



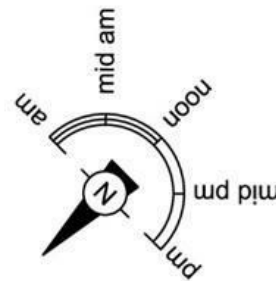
Visit www.peterheron.co.uk or call 0191 510 3323



Ground Floor
Approximate Floor Area
(50.77 sq.m)



First Floor
Approximate Floor Area
(39.37 sq.m)



120 Rotherham Road