









A spacious and impressive three bedroom semi-detached home situated on the ever popular Fordenbridge Crescent. Internally comprising of an entrance lobby, generous lounge, an attractive breakfasting kitchen and conservatory overlooking the rear garden, whilst to the first floor three double bedrooms and a modern family bathroom. Externally there are gardens to the front and rear, driveway and a single garage. Conveniently positioned for many local amenities including Sunderland Royal Hospital, Millfield Metro Station, shops and schools as well as major routes to the A19 and City Centre. An internal inspection is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to

Entrance Lobby

Staircase to first floor.

Lounge 15'7" into bay x 13'11"



Double glazed bay window to front, radiator and attractive feature fireplace with living flame effect gas fire.

Breakfasting Kitchen 19'0" x 8'11"



Fitted with a range of wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob with extractor chimney over, space for fridge freezer, slimline dishwasher and tumble dryer. Radiator, built in cupboard and part glazed door leading to conservatory.

Conservatory 14'9" x 10'0"



Double glazed door leading out to rear garden and double glazed windows overlooking the garden.

First Floor Landing

Double glazed window to side.

Bedroom 1 13'2" into bay x 9'9" not including wardrobes



Double glazed bay window to front, radiator and fitted wardrobes.

Bedroom 2 10'5" x 9'3"



Double glazed window to rear and radiator.

Bedroom 3 12'4" x 8'3"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Modern suite comprising of a low level WC, pedestal washbasin and P shaped bath with electric shower over, tiled walls and floor, chrome ladder style radiator and double glazed window.

Outside



To the front of the property there is a driveway providing off street parking and access to single GARAGE. There is a generous rear garden mainly paved with planted borders.

Garage

Access via up and over door, single glazed window and door leading out into rear garden.

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 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.

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

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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

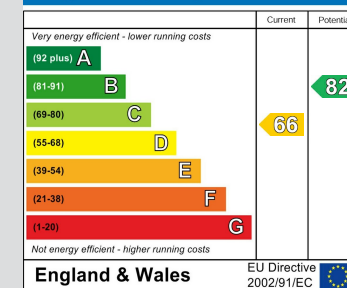
Opening Times

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

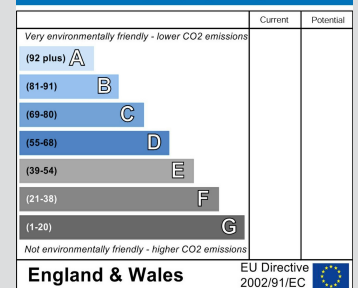
Ombudsman

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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MAIN ROOMS AND DIMENSIONS



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